

IN RE: PETITIONS FOR SPECIAL EXCEPTION AND ZONING VARIANCE - N/S Joppa Road, 275' N of Emla Avenue (2200 Joppa Road) 9th Election District 6th Councilmanic District Leonard F. Nicoll Petitioner

* BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 92-394-XA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Exception in which the Petitioner requests permission to use the subject property for one (1) double-faced, illuminated 12' x 25' advertising sign and a Petition for Zoning Variance requesting relief from Section 303.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit said sign to be located within 16 feet of a right-of-way in lieu of the required 28.5 feet, all as more particularly described on Petitioner's Exhibit 1. The Petition was filed by the Contract Lessee of the subject property, Penn Advertising of Baltimore, Inc., by and through its attorney, Fred M. Lauer, Esquire. The property is owned by Leonard F. Nicoll.

Appearing and testifying on behalf of the Petition was Donna Hayward, with Penn Advertising of Baltimore, Inc. Also appearing on behalf of the Petition were William Monk, Land Planning and Zoning Consultant, and John W. Erdman, Traffic Engineering expert. Appearing as Protestants in the matter were Michael D. Treger, D.V.M., Harry Elgert, James Hedgespeth and James Hatfield, nearby property and business owners.

Testimony indicated that the subject property, known as 2200 Joppa Road, consists of 0.66 acres, more or less, zoned B.L.-C.S.2, and is improved with a retail store known as Nicoll's Guns and Hunting Supplies. Ms. Hayward testified that she is responsible for locating possible sites

for the erection of outdoor advertising signs. She testified that she negotiated with Mr. Nicoll to lease 450 sq.ft. of the subject property to Penn Advertising, Inc. for purposes of erecting a 12' x 25' advertising sign in the location shown on Petitioner's Exhibit 1.

William Monk appeared and testified on behalf of the Petition. Mr. Monk was qualified and accepted as an expert in the area of planning and landscape design. Mr. Monk testified concerning the subject property and the surrounding uses along Joppa Road. He also presented various photographs of the subject site and surrounding properties. The photographs accepted into evidence revealed that two very large, rusting, illegal shipping containers exist on the subject site. These containers are situated in the approximate location of the proposed advertising sign. Mr. Monk testified that in his expert opinion, the Petitioner's request satisfies the special exception requirements set forth in Section 502.1 of the B.C.Z.R. He further stated that the sign in question satisfies the requirements of Section 413.3 of the B.C.Z.R. which specifically deals with these types of signs. Mr. Monk also stated that the variance requested by the Petitioner satisfies the requirements of Section 307.1 of the B.C.Z.R. and should be granted.

John Erdman appeared and testified on behalf of the Petition. He was accepted as an expert in the area of traffic engineering. Mr. Erdman testified that he performed an extensive study regarding the effects of outdoor advertising signs upon traffic safety. It was his expert opinion and testimony that this particular advertising sign would have no adverse effects upon traffic travelling along Joppa Road.

Various members of the surrounding community appeared and testified in opposition to the Petitioner's request. James Hatfield, owner of

Ed and Jim's Body Shop, testified that he is concerned the proposed sign will interfere with the visibility of his business from Joppa Road. His business is located in close proximity to the subject sign and he is concerned that passing motorists will not see his business. Mr. Hatfield further stated that there are many problems concerning traffic in the area and that the proposed sign will contribute to that problem.

Michael Treger, D.V.M., appeared and testified in opposition to the Petitioner's request. Dr. Treger owns the Perring Animal Hospital which is located next to the subject property. Dr. Treger is opposed to the subject sign as it is his opinion the sign will block the visibility of his animal hospital from passing motorists. He also believes that the sign will interfere with and hamper the operation of his business.

Harry Elgert appeared and testified in opposition to the relief requested. Mr. Elgert resides on the adjoining property. He testified as to the many traffic accidents that occur on Joppa Road at this location. He stated that because of traffic problems on Joppa Road, many motorists have had accidents on the median in the middle of the road, and have also run down existing signs on the median. Mr. Elgert also testified concerning the problems with exiting Emla Avenue which intersects Joppa Road at this location. He further stated that there are many signs in the area and he is opposed to any other signs being placed along Joppa Road.

James Hedgespeth, a resident of the area for 38 years, appeared and testified in opposition to the Petitioner's request. Mr. Hedgespeth resides on Emla Avenue and testified as to the dangerous traffic situation that currently exists on Joppa Road. He testified that he would be opposed to the subject sign in that it would be visible from his residential

neighborhood, particularly in the winter time when the trees lose their foliage and would not screen the sign from view.

After reviewing all of the testimony and evidence presented, it appears that the special exception should not be granted. It is obvious that the owner of the subject property, Leonard F. Nicoll, would benefit from the granting of this special exception request. Should this special exception be granted, Mr. Nicoll would receive rent from Penn Advertising of Baltimore, Inc. by virtue of this sign being located on his property. Therefore, he has a financial interest in the outcome of this hearing, just as does the Lessee, Penn Advertising of Baltimore, Inc. Further, it was already noted that Mr. Nicoll has failed to maintain and keep his property in compliance with the B.C.Z.R. as evidenced by the fact that he currently stores two very large, illegal shipping containers on the subject site. It would not be in keeping with the spirit and intent of the B.C.Z.R. to allow Mr. Nicoll to benefit from the granting of this special exception when he chooses not to comply with those same regulations. Therefore, the Petitioner's request for a special exception and variance shall be denied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. In fact, the Petitioner has not shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have an adverse impact above and beyond that inherently associated with such a

special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will be detrimental to the health, safety, or general welfare of the locality, and will tend to create congestion in roads, streets, or alleys therein. It will be inconsistent with the purposes of the property's zoning classification, and inconsistent with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, it appears that the requirements of Section 502.1 have not been met and the health, safety, and general welfare of the community would be adversely affected. Therefore, the relief requested in the special exception should be denied. Furthermore, by virtue of the special exception relief being denied, the Petition for Zoning Variance shall also be denied.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 24th day of June, 1992 that the Petition for Special Exception requesting permission to use the subject property for one (1) double-faced, illuminated 12' x 25' advertising sign, in accordance with Petitioner's Exhibit 4A, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that the Petition for Zoning Variance requesting relief from Section 303.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit said sign to be located within 16 feet of the right-of-way in lieu of the required 28.5 feet, in accordance with Petitioner's Exhibit 4A, be and is hereby DENIED.

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

June 24, 1992

Fred M. Lauer, Esquire
3001 Remington Avenue
Baltimore, Maryland 21211

RE: PETITIONS FOR SPECIAL EXCEPTION AND ZONING VARIANCE
N/S Joppa Road, 275' N of the c/l of Emla Avenue
(2200 Joppa Road)
6th Election District - 6th Councilmanic District
Leonard F. Nicoll - Petitioner
Case No. 92-394-XA

Dear Mr. Lauer:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Exception and Zoning Variance have been denied in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Dr. Michael D. Treger
Perring Animal Hospital, 2208 E. Joppa Rd., Baltimore, Md. 21234

Mr. Harry Elgert
2104 E. Joppa Road, Baltimore, Md. 21234

Mr. James Hedgespeth
8918 Emla Avenue, Baltimore, Md. 21234

Mr. James Hatfield
8902 Audrey Avenue, Baltimore, Md. 21234

Mr. James Thompson, Zoning Enforcement (ZDAM)
People's Counsel; etc

Petition for Special Exception

to the Zoning Commissioner of Baltimore County

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for one (1) double-faced illuminated 12' x 25' advertising sign.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):
Penn Advertising of Baltimore, Inc.
Signature: [Signature]
Address: 3001 Remington Avenue
Baltimore, Maryland 21211
City and State
Attorney for Petitioner:
Fred M. Lauer, Esq.
Signature: [Signature]
Address: 2200 E. Joppa Road
Baltimore, Maryland 21234
City and State
3001 Remington Avenue
Baltimore, Maryland 21211
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
William P. Monk
222 Bosley Avenue, Suite B-7
JONKSON, MD 21204
Attorney's Telephone No.: (410) 235-8820

ORDER RECEIVED FOR FILING
Date: 6/24/92
By: [Signature]



ESTIMATED LENGTH OF HEARING - 1/2HR. + 1HR.
AVAILABLE FOR HEARING
MON./TUES./WED. - NEXT TWO MONTHS
ALL OTHER DATE
REVIEWED BY: DATE

Petition for Variance

to the Zoning Commissioner of Baltimore County

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 303.2 to allow a sign to be located within 16 ft. of the right-of-way in lieu of the required 28.5 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Due to the shallow depth of the parcel (<50') and awkward lot configuration, the sign cannot be placed any further from the R/W.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):
Penn Advertising of Baltimore, Inc.
Signature: [Signature]
Address: 3001 Remington Avenue
Baltimore, Maryland 21211
City and State
Attorney for Petitioner:
Fred M. Lauer, Esq.
Signature: [Signature]
Address: 2200 E. Joppa Road
Baltimore, Maryland 21234
City and State
3001 Remington Avenue
Baltimore, Maryland 21211
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
William P. Monk
222 Bosley Avenue, Suite B-7
JONKSON, MD 21204
Attorney's Telephone No.: (410) 235-8820

ORDER RECEIVED FOR FILING
Date: 6/24/92
By: [Signature]

ESTIMATED LENGTH OF HEARING - 1/2HR. + 1HR.
AVAILABLE FOR HEARING
MON./TUES./WED. - NEXT TWO MONTHS
ALL OTHER DATE
REVIEWED BY: DATE

- NOTES:**
1. EXISTING ZONING: BL-CS-2
 2. PROPOSED ZONING: BL-CS-2
 3. LOT AREA: 0.66 AC +/- GROSS
 4. NET AREA: 0.46 AC +/- NET
 5. SPECIAL EXCEPTION: TO PERMIT A FREE STANDING ILLUMINATED OUTDOOR ADVERTISING SIGN
 6. VARIANCES: TO PERMIT A FRONT YARD SETBACK 16 FT +/- IN LIEU OF THE REQUIRED 28.5 FEET (SEE # 17)
 7. EXISTING USE: RETAIL STORE (TO REMAIN)
 8. PROPOSED USE: OUTDOOR ADVERTISING SIGN
 9. PREVIOUS ZONING HEARINGS, CRG PLANS, WAIVERS: N/A
 10. PREVIOUS COMMERCIAL PERMITS: N/A
 11. OWNERSHIP INFORMATION:
LEONARD F. NICOLL
2200 E. JOPPA ROAD
BALTIMORE, MD
 12. DEED REFERENCE: 6901/809
 13. TAX MAP: 71, GRID: 8, P-1166
PLAT: 585, LOT 10 & 11 CENSUS TRACT: 4917.01
 14. ELECTION DISTRICT NO. 9
 15. COUNTY COUNCIL DISTRICT NO. 6
 16. SETBACK REQUIREMENTS (PROPOSED SIGN LOCATION)

	REQUIRED	PROVIDED
FRONT	28.5' (SEE #17)	16' +/-
SIDE	0'	5.0' +/-
REAR	0'	9.5' +/-
STREET CORNER	0'	180' +/-
 17. SETBACK AVERAGING COMPUTATIONS:

	EXISTING SETBACK
BLDG TO WEST (2200 JOPPA RD)	12' +/-
BLDG TO EAST (2208 JOPPA RD)	45' +/-
AVERAGE SETBACK	57' +/- / 2
	28.5' +/-
 18. PARKING NOTE: PROPOSED SIGN LOCATION WILL NOT INTERFERE WITH ANY EXISTING PARKING SPACES, LOADING AREAS OR TRAVEL AISLES.
 19. UTILITIES: SITE IS SERVED BY EXISTING PUBLIC FACILITIES
 20. ZONING NOTES: OUTDOOR ADVERTISING SIGN
SECTION 413.3 (BCZR)

A.	TOTAL SURFACE AREA OF SIGN = 300 S.F. PER SIDE (600 S.F. TOTAL)										
B.	N/A										
C.	A VARIANCE IS REQUIRED TO PERMIT THE SIGN TO BE LOCATED 16 FEET +/- IN LIEU OF THE REQUIRED 28.5 +/- FEET FROM THE FRONT PROPERTY LINE ESTABLISHED BASED ON BUILDING SETBACK AVERAGING. (SEE # 17)										
D.	SIGN IS NOT LOCATED WITHIN 100 FEET OF ANY STREET INTERSECTIONS.										
E.	100% OF THE STREET FRONTAGE (JOPPA ROAD) BETWEEN EMLA AVENUE AND AUDREY AVENUE IS COMMERCIALLY DEVELOPED AS FOLLOWS: <table border="1"><thead><tr><th>EXISTING USES</th><th>FRONTAGE</th></tr></thead><tbody><tr><td>NICOLL'S GUNS HUNTING SUPPLIES = 275 FT +/- (2200 JOPPA ROAD)</td><td></td></tr><tr><td>PERRING ANIMAL HOSPITAL = 240 FT +/- (2208 JOPPA ROAD)</td><td></td></tr><tr><td>TOTAL FRONTAGE = 515 FT +/-</td><td></td></tr><tr><td>PERCENT COMMERCIAL = 100%</td><td></td></tr></tbody></table>	EXISTING USES	FRONTAGE	NICOLL'S GUNS HUNTING SUPPLIES = 275 FT +/- (2200 JOPPA ROAD)		PERRING ANIMAL HOSPITAL = 240 FT +/- (2208 JOPPA ROAD)		TOTAL FRONTAGE = 515 FT +/-		PERCENT COMMERCIAL = 100%	
EXISTING USES	FRONTAGE										
NICOLL'S GUNS HUNTING SUPPLIES = 275 FT +/- (2200 JOPPA ROAD)											
PERRING ANIMAL HOSPITAL = 240 FT +/- (2208 JOPPA ROAD)											
TOTAL FRONTAGE = 515 FT +/-											
PERCENT COMMERCIAL = 100%											
F.	THERE ARE NO EXISTING OUTDOOR ADVERTISING SIGNS WITHIN 100 FEET OF THE PROPOSED SIGN LOCATION										
G.	N/A										
H.	N/A										
I.	N/A										

SECTION 413.5 (BCZR)

A.	THE SURFACE AREA OF THE PROPOSED SIGN INCLUDES THE ENTIRE FACE OR FACES OF THE SIGN. (SEE ELEVATION)
B.	THE SIGN DOES NOT PROJECT INTO THE STREET RIGHT-OF-WAY.
C.	THE SIGN HAS BEEN LOCATED TO ALLOW CLEAR AND AMPLE VISUAL SIGHT LINES FROM ALL EXISTING DRIVEWAYS AND STREET INTERSECTIONS.
D.	THE SIGN SHALL NOT EXTEND MORE THAN 25 FEET ABOVE THE LEVEL OF THE STREET (JOPPA ROAD).
E.	THE SIGN WILL BE ILLUMINATED IN SUCH A WAY TO AVOID GLARE AND REFLECTION ONTO ADJACENT ROADS, ONCOMING VEHICLES OR ONTO ANY ADJACENT RESIDENTIAL PREMISES. LIGHTING WILL BE MOUNTED ON THE TOP OF THE SIGN AND AIMED DIRECTLY AT THE SURFACE OF THE SIGN.

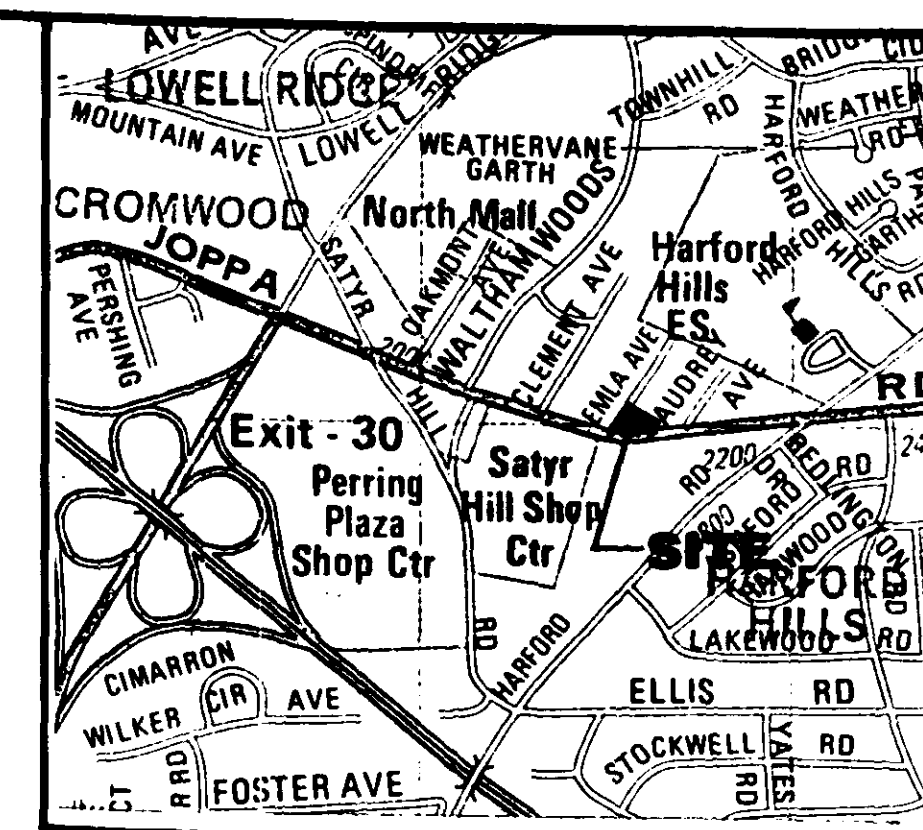
ILLUMINATED DOUBLE FACE SIGN
50 SF. PER SIDE = 100 SF. +/- (TOTAL)

ELEVATION
EXISTING IDENTIFICATION SIGN
SCALE: 1" = 6'

ELEVATION
PROPOSED OUTDOOR ADVERTISING SIGN
SCALE: 1" = 10'

ILLUMINATED
DOUBLE FACE (300 S.F. PER SIDE) = 600 S.F. TOTAL SIGN AREA

NOTE: PROPOSED OUTDOOR ADVERTISING SIGN
MESSAGE WILL CHANGE ON AN ONGOING BASIS



VICINITY MAP

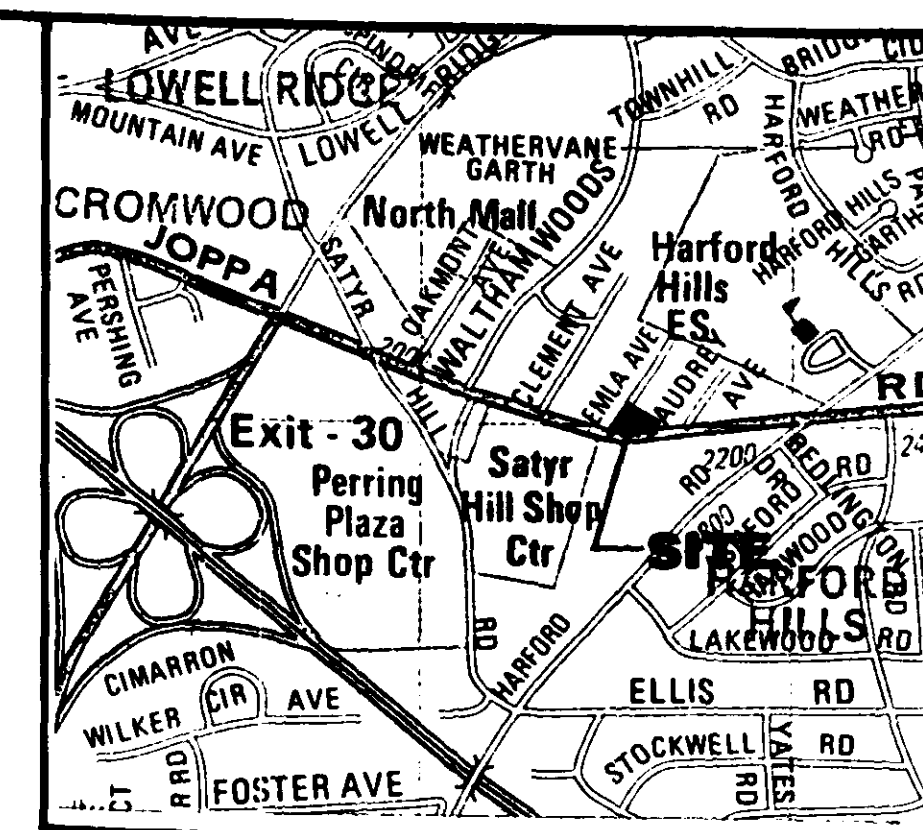
SCALE: 1" = 1000'

ELEVATION
EXISTING IDENTIFICATION SIGN
SCALE: 1" = 6'

ELEVATION
PROPOSED OUTDOOR ADVERTISING SIGN
SCALE: 1" = 10'

ILLUMINATED
DOUBLE FACE (300 S.F. PER SIDE) = 600 S.F. TOTAL SIGN AREA

NOTE: PROPOSED OUTDOOR ADVERTISING SIGN
MESSAGE WILL CHANGE ON AN ONGOING BASIS



VICINITY MAP

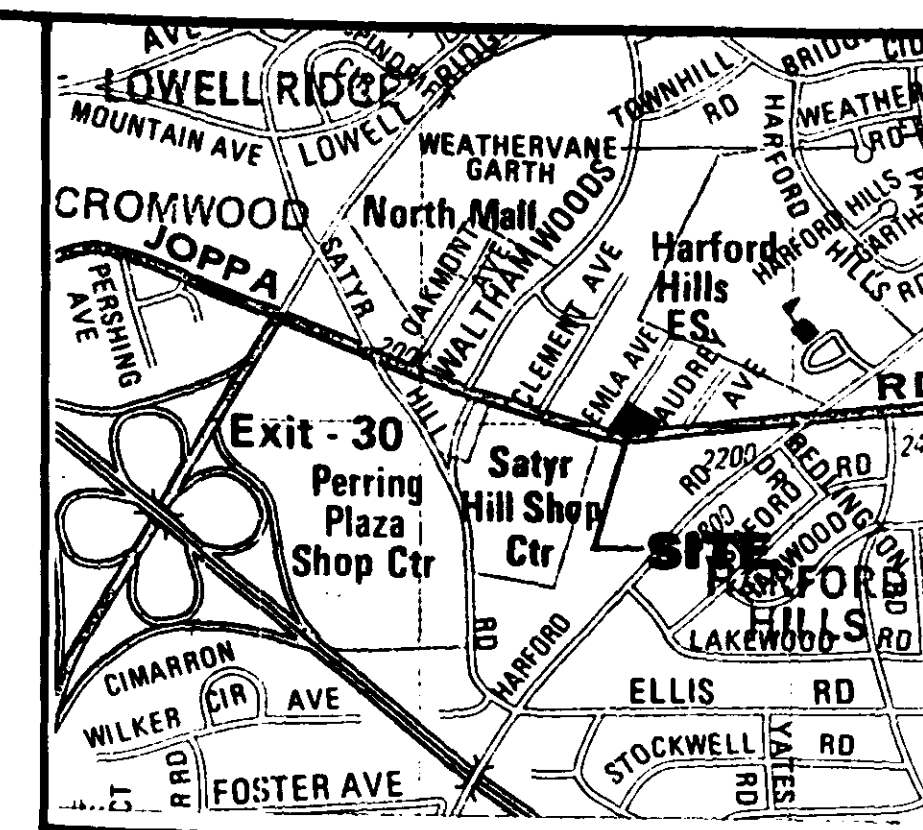
SCALE: 1" = 1000'

ELEVATION
EXISTING IDENTIFICATION SIGN
SCALE: 1" = 6'

ELEVATION
PROPOSED OUTDOOR ADVERTISING SIGN
SCALE: 1" = 10'

ILLUMINATED
DOUBLE FACE (300 S.F. PER SIDE) = 600 S.F. TOTAL SIGN AREA

NOTE: PROPOSED OUTDOOR ADVERTISING SIGN
MESSAGE WILL CHANGE ON AN ONGOING BASIS



VICINITY MAP

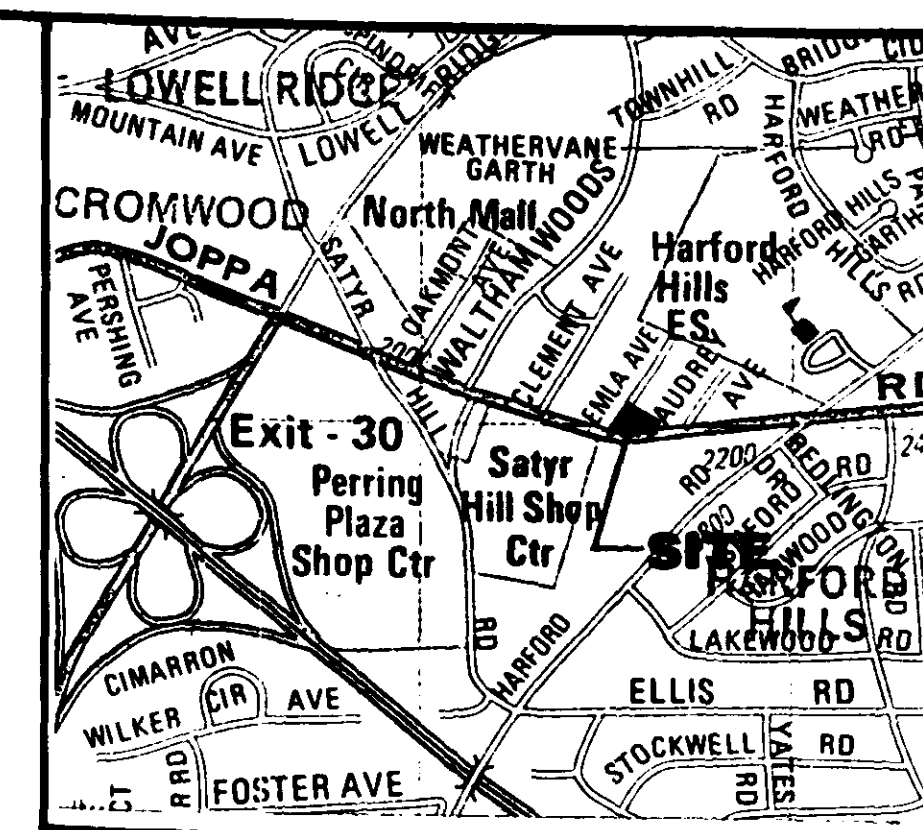
SCALE: 1" = 1000'

ELEVATION
EXISTING IDENTIFICATION SIGN
SCALE: 1" = 6'

ELEVATION
PROPOSED OUTDOOR ADVERTISING SIGN
SCALE: 1" = 10'

ILLUMINATED
DOUBLE FACE (300 S.F. PER SIDE) = 600 S.F. TOTAL SIGN AREA

NOTE: PROPOSED OUTDOOR ADVERTISING SIGN
MESSAGE WILL CHANGE ON AN ONGOING BASIS



VICINITY MAP

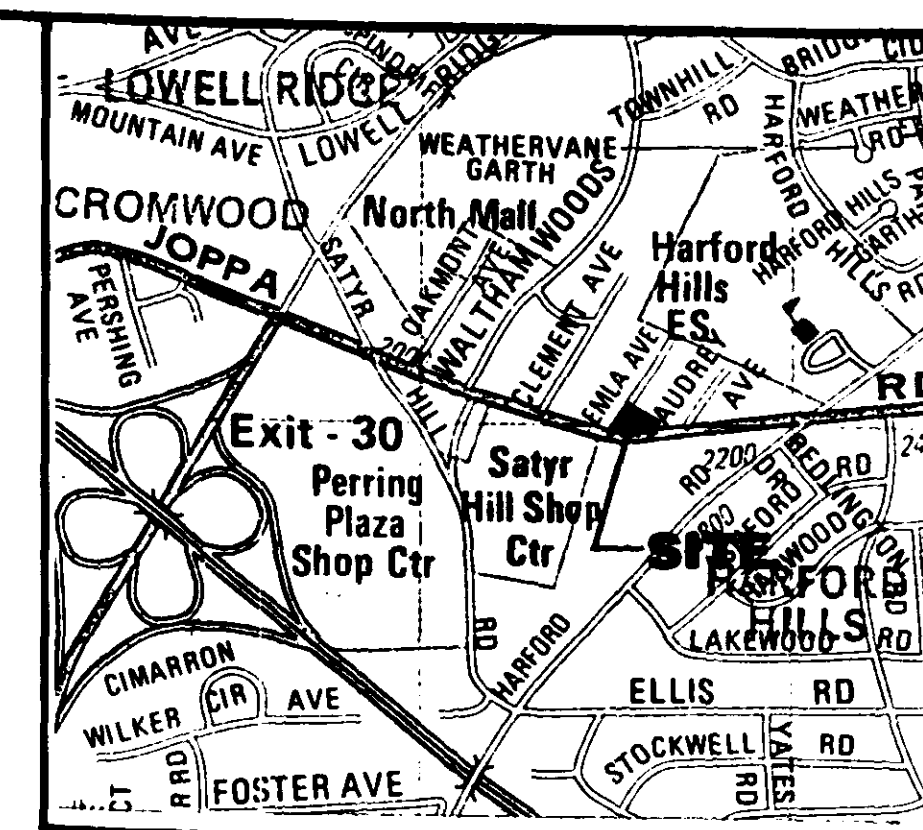
SCALE: 1" = 1000'

ELEVATION
EXISTING IDENTIFICATION SIGN
SCALE: 1" = 6'

ELEVATION
PROPOSED OUTDOOR ADVERTISING SIGN
SCALE: 1" = 10'

ILLUMINATED
DOUBLE FACE (300 S.F. PER SIDE) = 600 S.F. TOTAL SIGN AREA

NOTE: PROPOSED OUTDOOR ADVERTISING SIGN
MESSAGE WILL CHANGE ON AN ONGOING BASIS



VICINITY MAP

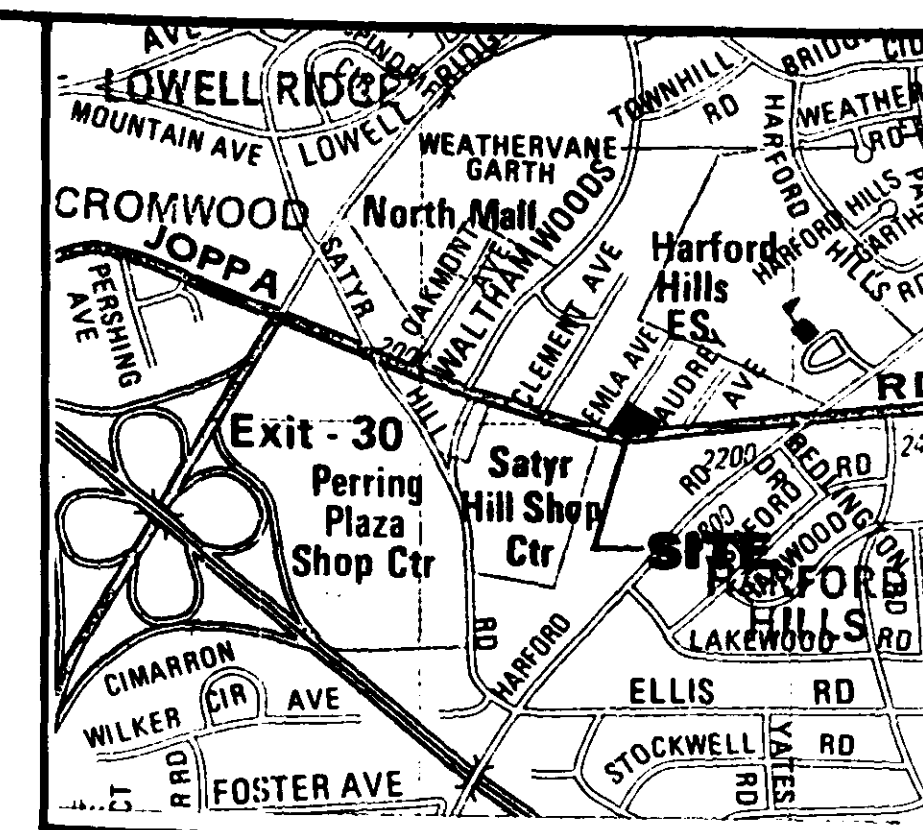
SCALE: 1" = 1000'

ELEVATION
EXISTING IDENTIFICATION SIGN
SCALE: 1" = 6'

ELEVATION
PROPOSED OUTDOOR ADVERTISING SIGN
SCALE: 1" = 10'

ILLUMINATED
DOUBLE FACE (300 S.F. PER SIDE) = 600 S.F. TOTAL SIGN AREA

NOTE: PROPOSED OUTDOOR ADVERTISING SIGN
MESSAGE WILL CHANGE ON AN ONGOING BASIS



VICINITY MAP

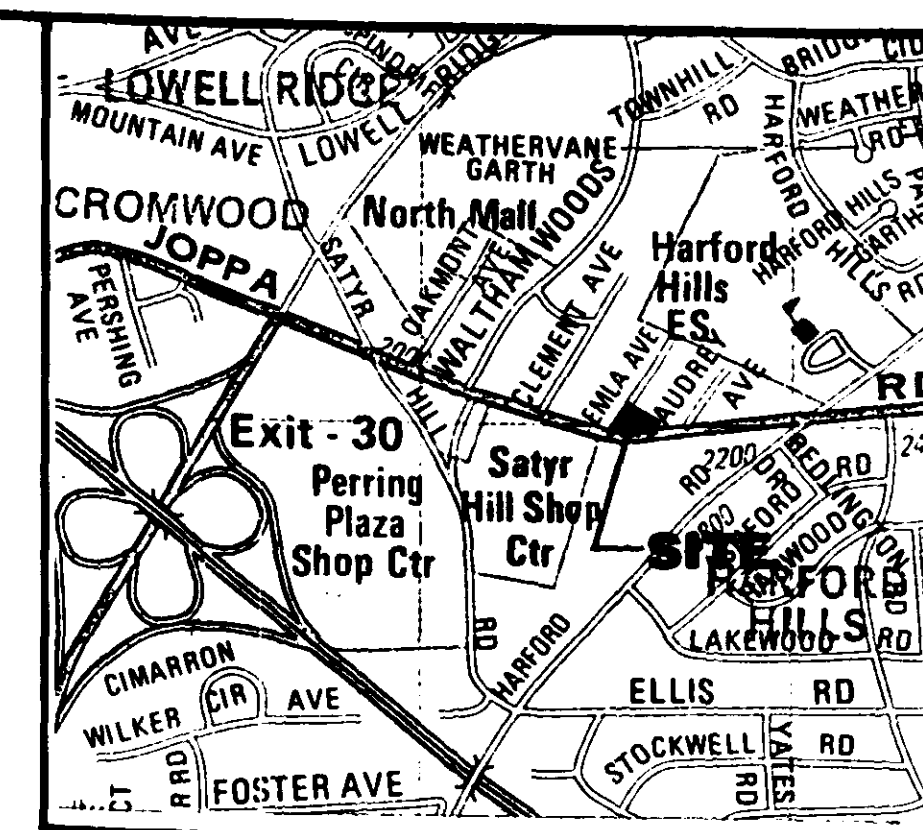
SCALE: 1" = 1000'

ELEVATION
EXISTING IDENTIFICATION SIGN
SCALE: 1" = 6'

ELEVATION
PROPOSED OUTDOOR ADVERTISING SIGN
SCALE: 1" = 10'

ILLUMINATED
DOUBLE FACE (300 S.F. PER SIDE) = 600 S.F. TOTAL SIGN AREA

NOTE: PROPOSED OUTDOOR ADVERTISING SIGN
MESSAGE WILL CHANGE ON AN ONGOING BASIS



VICINITY MAP

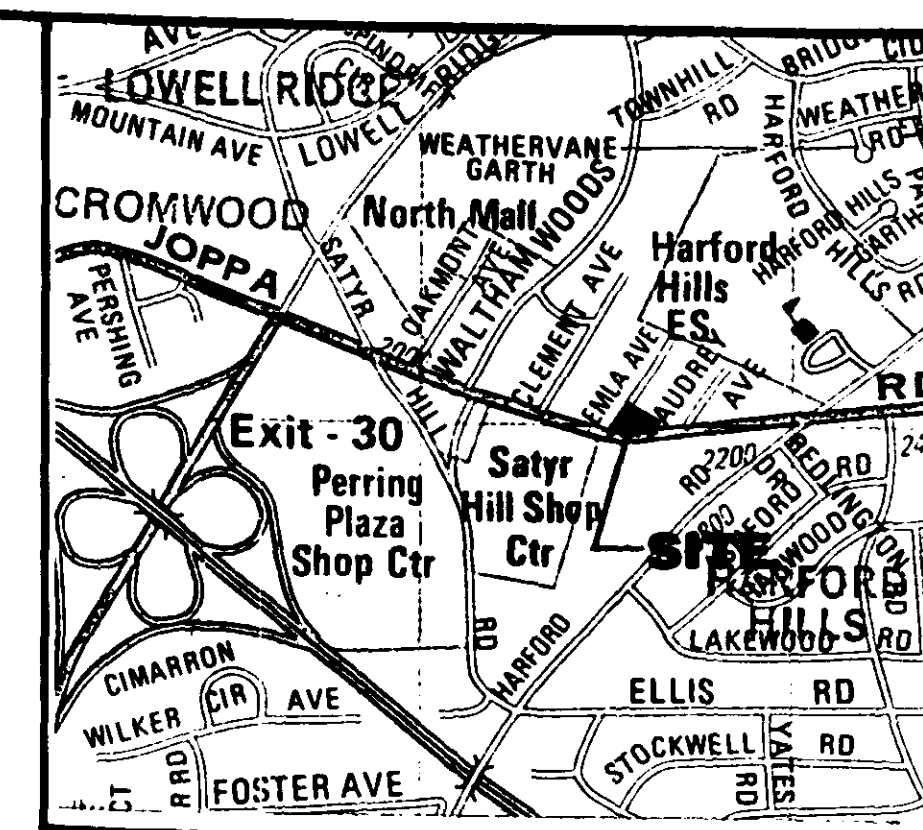
SCALE: 1" = 1000'

ELEVATION
EXISTING IDENTIFICATION SIGN
SCALE: 1" = 6'

ELEVATION
PROPOSED OUTDOOR ADVERTISING SIGN
SCALE: 1" = 10'

ILLUMINATED
DOUBLE FACE (300 S.F. PER SIDE) = 600 S.F. TOTAL SIGN AREA

NOTE: PROPOSED OUTDOOR ADVERTISING SIGN
MESSAGE WILL CHANGE ON AN ONGOING BASIS



VICINITY MAP

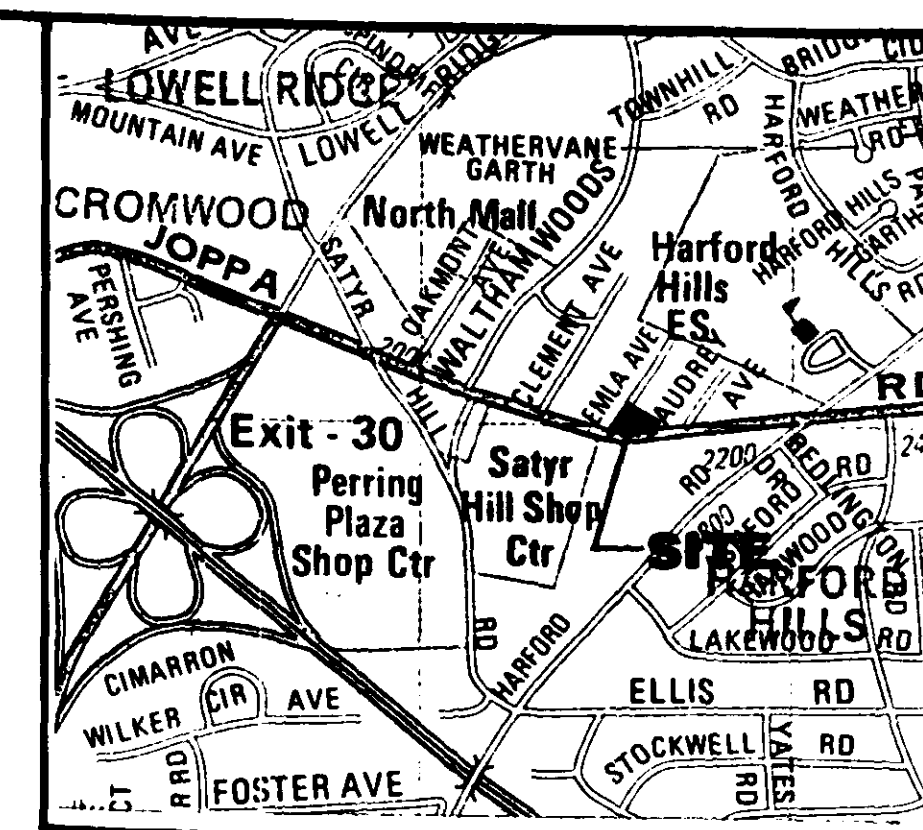
SCALE: 1" = 1000'

ELEVATION
EXISTING IDENTIFICATION SIGN
SCALE: 1" = 6'

ELEVATION
PROPOSED OUTDOOR ADVERTISING SIGN
SCALE: 1" = 10'

ILLUMINATED
DOUBLE FACE (300 S.F. PER SIDE) = 600 S.F. TOTAL SIGN AREA

NOTE: PROPOSED OUTDOOR ADVERTISING SIGN
MESSAGE WILL CHANGE ON AN ONGOING BASIS



VICINITY MAP

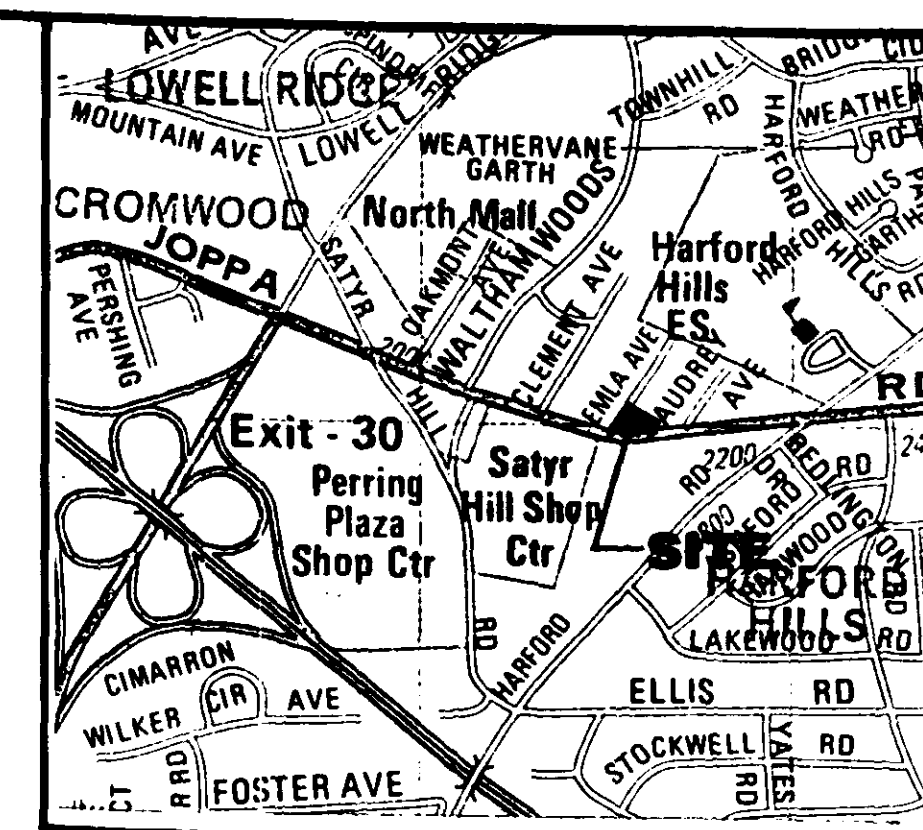
SCALE: 1" = 1000'

ELEVATION
EXISTING IDENTIFICATION SIGN
SCALE: 1" = 6'

ELEVATION
PROPOSED OUTDOOR ADVERTISING SIGN
SCALE: 1" = 10'

ILLUMINATED
DOUBLE FACE (300 S.F. PER SIDE) = 600 S.F. TOTAL SIGN AREA

NOTE: PROPOSED OUTDOOR ADVERTISING SIGN
MESSAGE WILL CHANGE ON AN ONGOING BASIS



VICINITY MAP

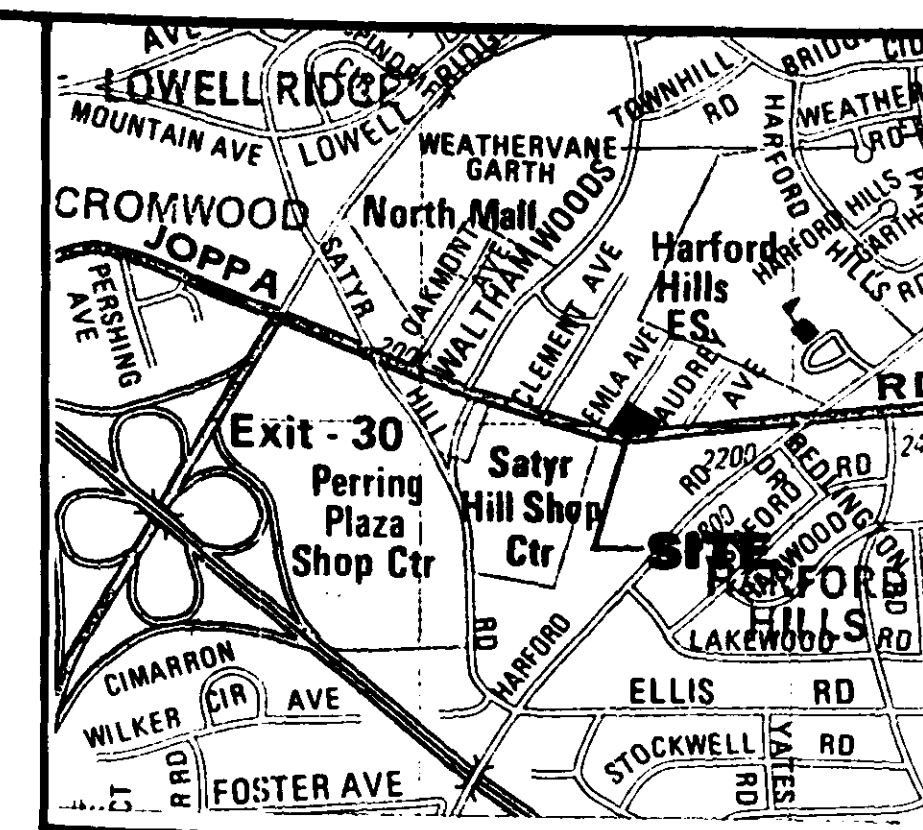
SCALE: 1" = 1000'

ELEVATION
EXISTING IDENTIFICATION SIGN
SCALE: 1" = 6'

ELEVATION
PROPOSED OUTDOOR ADVERTISING SIGN
SCALE: 1" = 10'

ILLUMINATED
DOUBLE FACE (300 S.F. PER SIDE) = 600 S.F. TOTAL SIGN AREA

NOTE: PROPOSED OUTDOOR ADVERTISING SIGN
MESSAGE WILL CHANGE ON AN ONGOING BASIS



VICINITY MAP

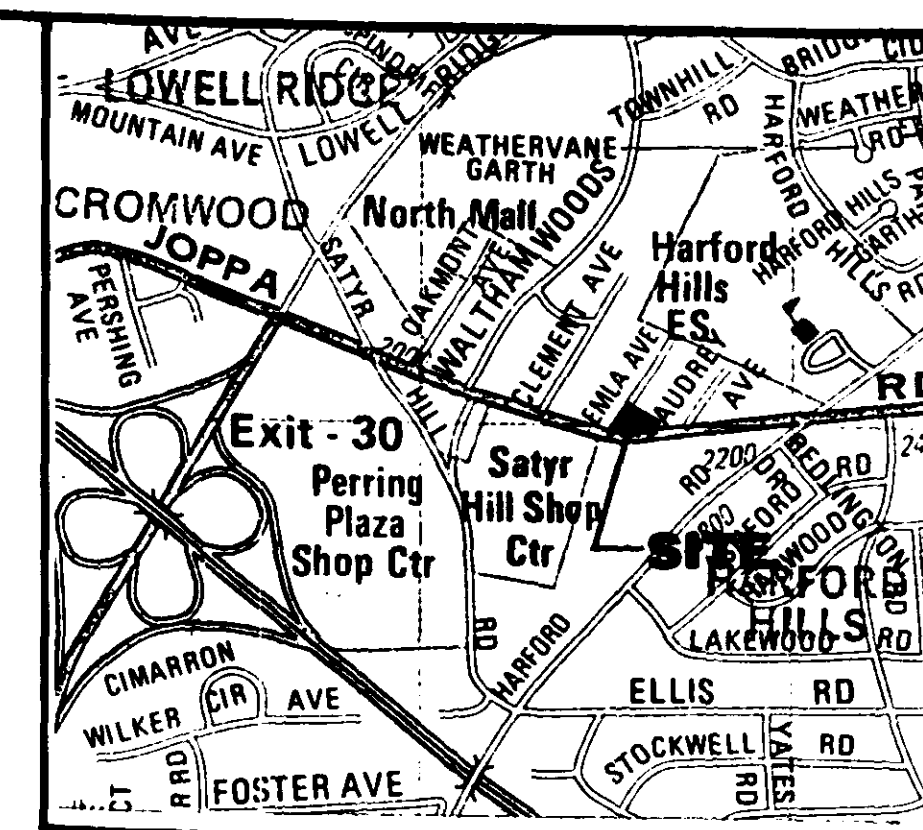
SCALE: 1" = 1000'

ELEVATION
EXISTING IDENTIFICATION SIGN
SCALE: 1" = 6'

ELEVATION
PROPOSED OUTDOOR ADVERTISING SIGN
SCALE: 1" = 10'

ILLUMINATED
DOUBLE FACE (300 S.F. PER SIDE) = 600 S.F. TOTAL SIGN AREA

NOTE: PROPOSED OUTDOOR ADVERTISING SIGN
MESSAGE WILL CHANGE ON AN ONGOING BASIS



VICINITY MAP

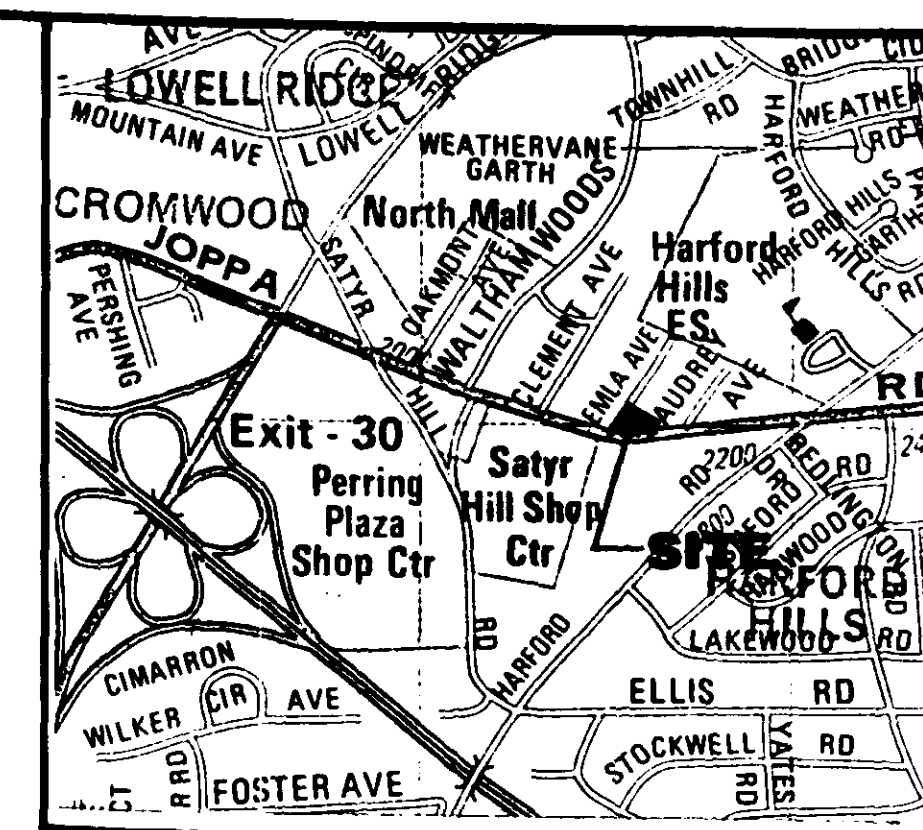
SCALE: 1" = 1000'

ELEVATION
EXISTING IDENTIFICATION SIGN
SCALE: 1" = 6'

ELEVATION
PROPOSED OUTDOOR ADVERTISING SIGN
SCALE: 1" = 10'

ILLUMINATED
DOUBLE FACE (300 S.F. PER SIDE) = 600 S.F. TOTAL SIGN AREA

NOTE: PROPOSED OUTDOOR ADVERTISING SIGN
MESSAGE WILL CHANGE ON AN ONGOING BASIS



VICINITY MAP

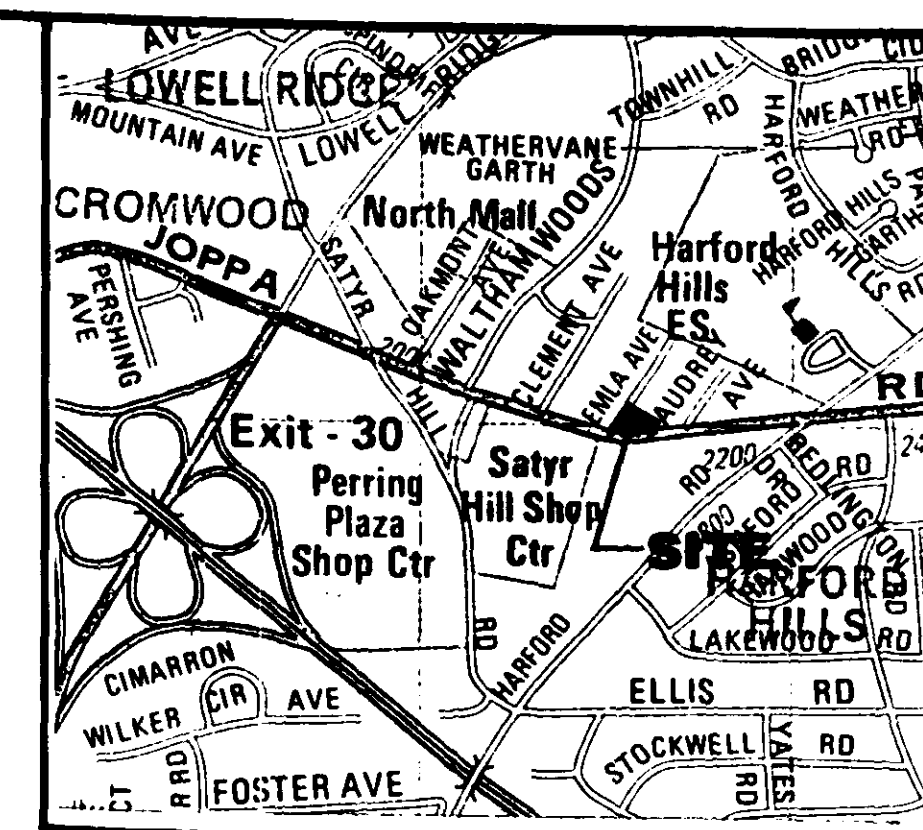
SCALE: 1" = 1000'

ELEVATION
EXISTING IDENTIFICATION SIGN
SCALE: 1" = 6'

ELEVATION
PROPOSED OUTDOOR ADVERTISING SIGN
SCALE: 1" = 10'

ILLUMINATED
DOUBLE FACE (300 S.F. PER SIDE) = 600 S.F. TOTAL SIGN AREA

NOTE: PROPOSED OUTDOOR ADVERTISING SIGN
MESSAGE WILL CHANGE ON AN ONGOING BASIS



VICINITY MAP

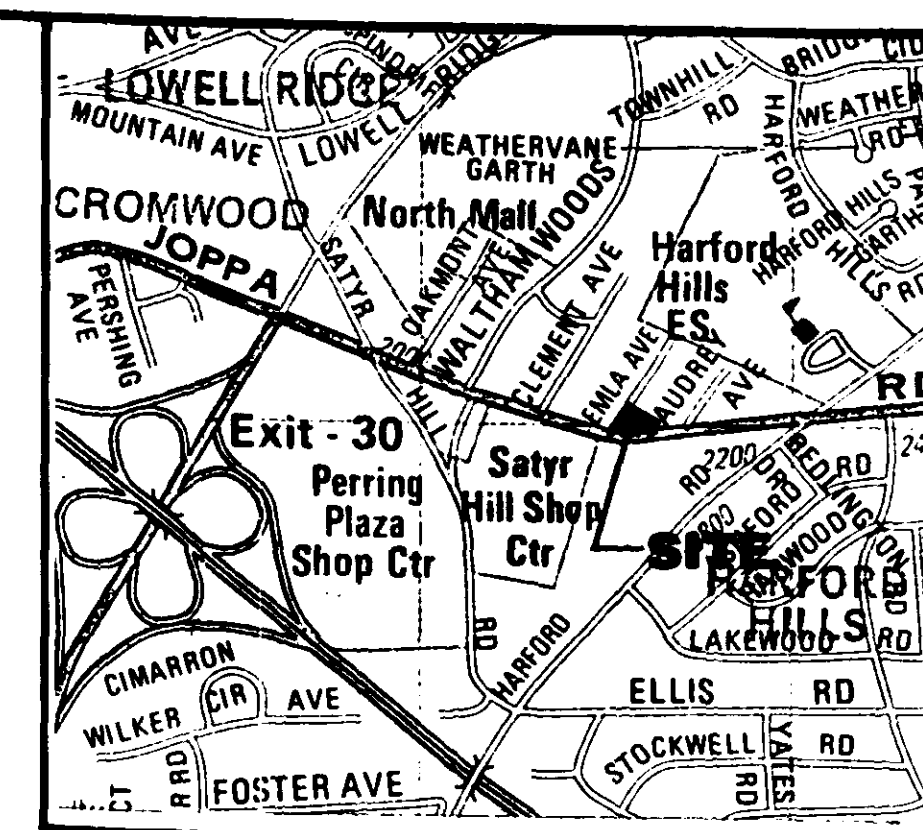
SCALE: 1" = 1000'

ELEVATION
EXISTING IDENTIFICATION SIGN
SCALE: 1" = 6'

ELEVATION
PROPOSED OUTDOOR ADVERTISING SIGN
SCALE: 1" = 10'

ILLUMINATED
DOUBLE FACE (300 S.F. PER SIDE) = 600 S.F. TOTAL SIGN AREA

NOTE: PROPOSED OUTDOOR ADVERTISING SIGN
MESSAGE WILL CHANGE ON AN ONGOING BASIS



VICINITY MAP

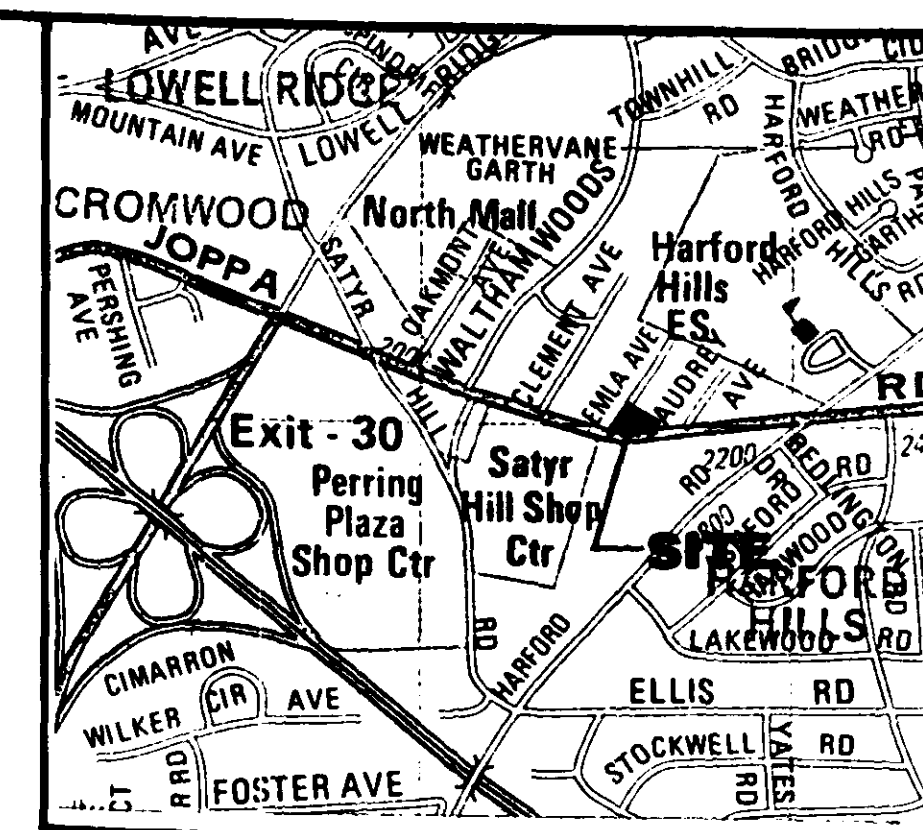
SCALE: 1" = 1000'

ELEVATION
EXISTING IDENTIFICATION SIGN
SCALE: 1" = 6'

ELEVATION
PROPOSED OUTDOOR ADVERTISING SIGN
SCALE: 1" = 10'

ILLUMINATED
DOUBLE FACE (300 S.F. PER SIDE) = 600 S.F. TOTAL SIGN AREA

NOTE: PROPOSED OUTDOOR ADVERTISING SIGN
MESSAGE WILL CHANGE ON AN ONGOING BASIS



VICINITY MAP

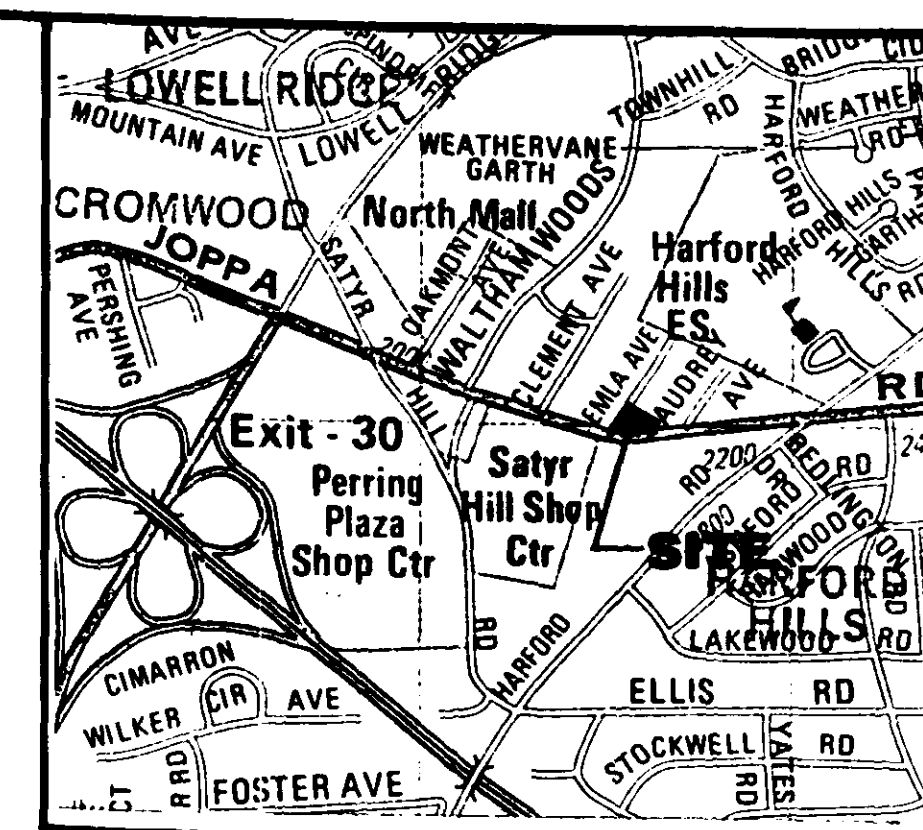
SCALE: 1" = 1000'

ELEVATION
EXISTING IDENTIFICATION SIGN
SCALE: 1" = 6'

ELEVATION
PROPOSED OUTDOOR ADVERTISING SIGN
SCALE: 1" = 10'

ILLUMINATED
DOUBLE FACE (300 S.F. PER SIDE) = 600 S.F. TOTAL SIGN AREA

NOTE: PROPOSED OUTDOOR ADVERTISING SIGN
MESSAGE WILL CHANGE ON AN ONGOING BASIS



VICINITY MAP

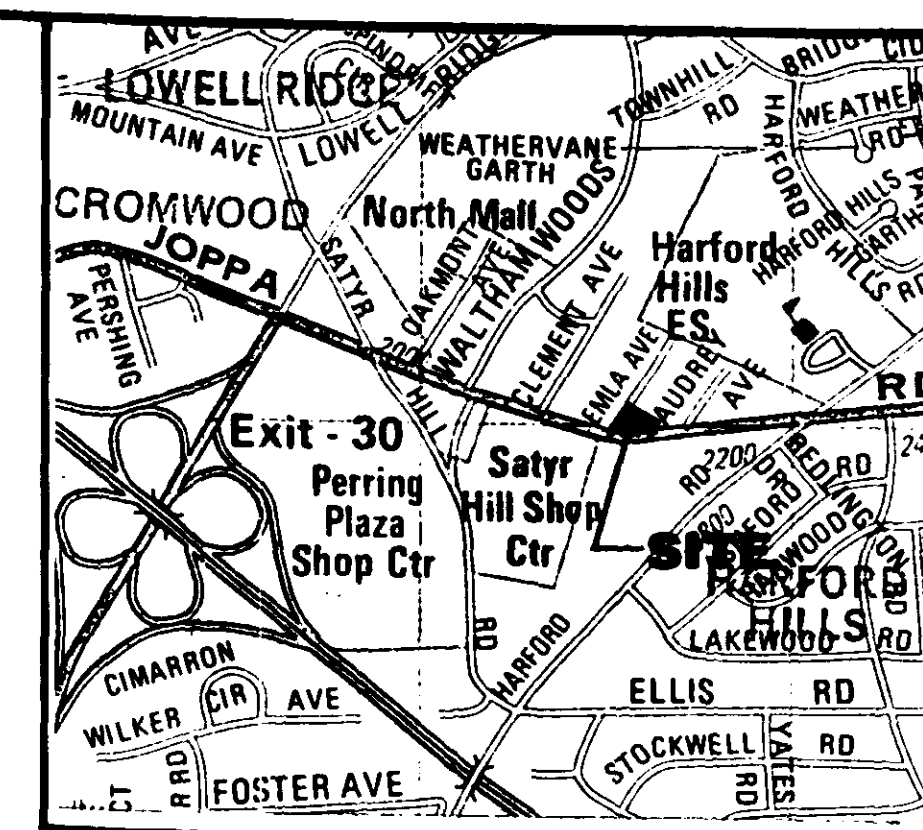
SCALE: 1" = 1000'

ELEVATION
EXISTING IDENTIFICATION SIGN
SCALE: 1" = 6'

ELEVATION
PROPOSED OUTDOOR ADVERTISING SIGN
SCALE: 1" = 10'

ILLUMINATED
DOUBLE FACE (300 S.F. PER SIDE) = 600 S.F. TOTAL SIGN AREA

NOTE: PROPOSED OUTDOOR ADVERTISING SIGN
MESSAGE WILL CHANGE ON AN ONGOING BASIS



VICINITY MAP

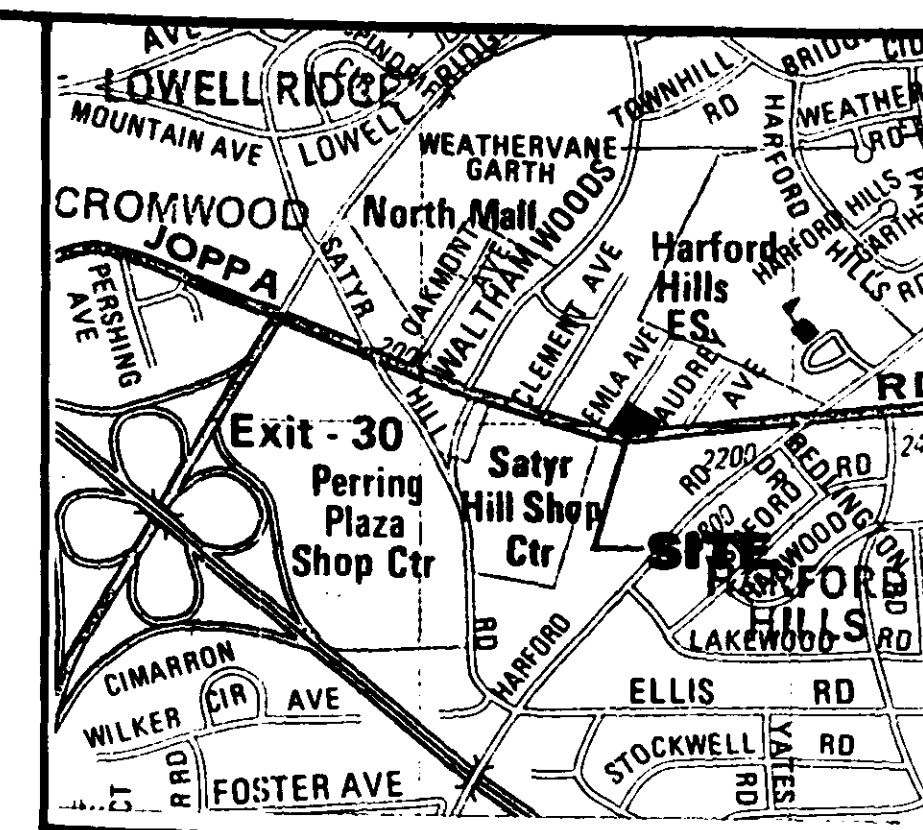
SCALE: 1" = 1000'

ELEVATION
EXISTING IDENTIFICATION SIGN
SCALE: 1" = 6'

ELEVATION
PROPOSED OUTDOOR ADVERTISING SIGN
SCALE: 1" = 10'

ILLUMINATED
DOUBLE FACE (300 S.F. PER SIDE) = 600 S.F. TOTAL SIGN AREA

NOTE: PROPOSED OUTDOOR ADVERTISING SIGN
MESSAGE WILL CHANGE ON AN ONGOING BASIS



VICINITY MAP

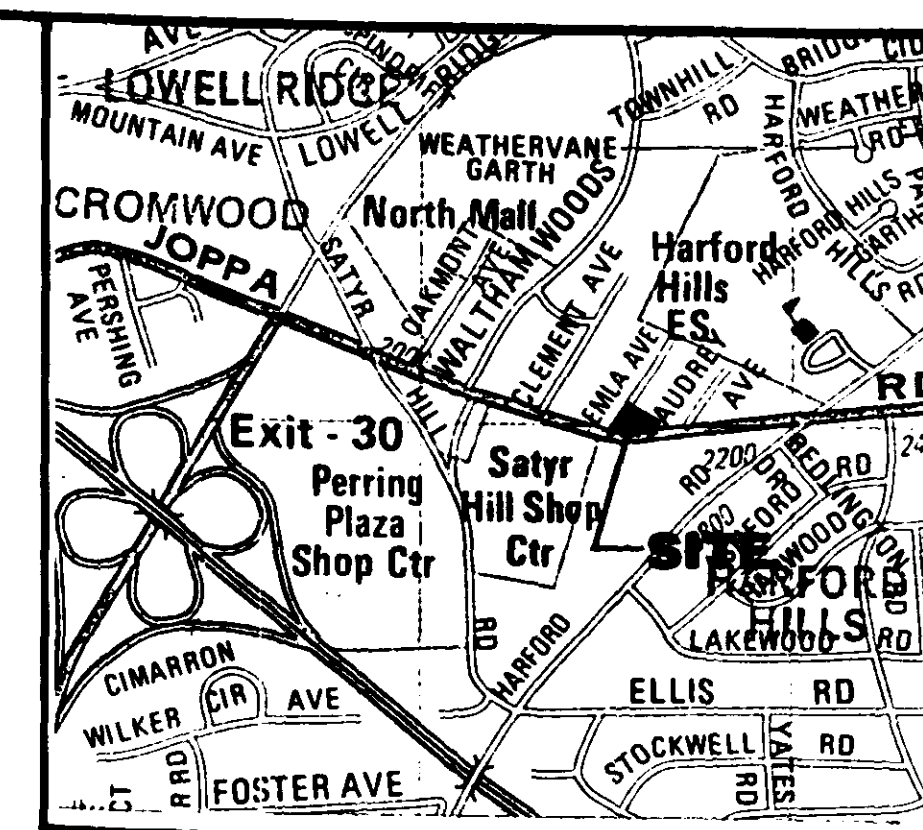
SCALE: 1" = 1000'

ELEVATION
EXISTING IDENTIFICATION SIGN
SCALE: 1" = 6'

ELEVATION
PROPOSED OUTDOOR ADVERTISING SIGN
SCALE: 1" = 10'

ILLUMINATED
DOUBLE FACE (300 S.F. PER SIDE) = 600 S.F. TOTAL SIGN AREA

NOTE: PROPOSED OUTDOOR ADVERTISING SIGN
MESSAGE WILL CHANGE ON AN ONGOING BASIS



VICINITY MAP

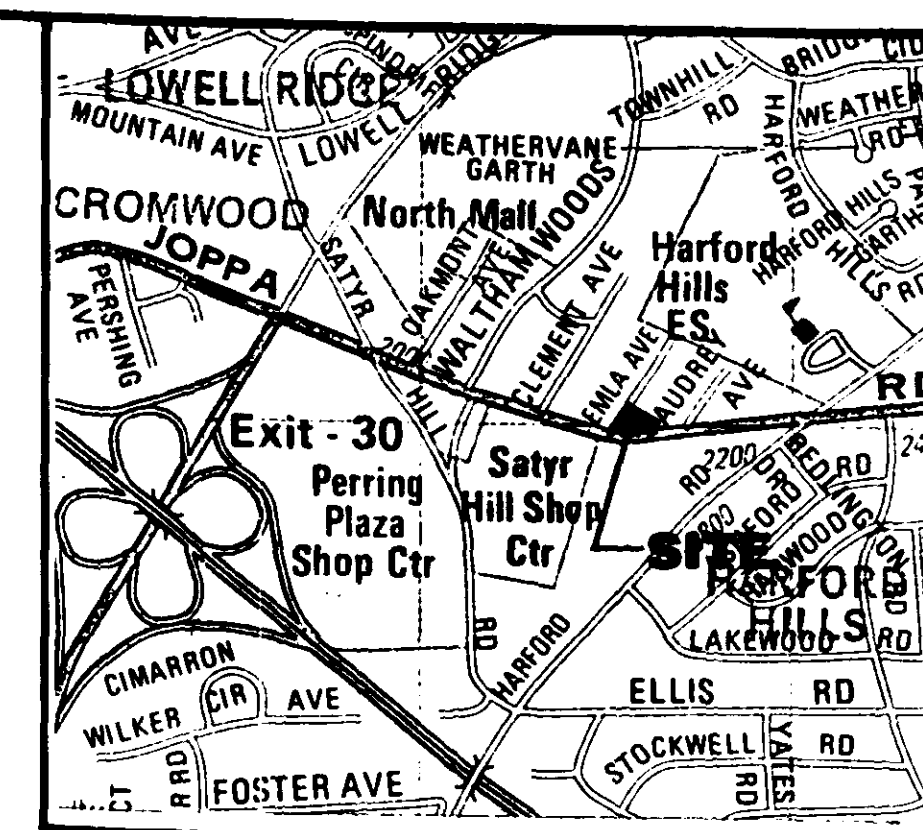
SCALE: 1" = 1000'

ELEVATION
EXISTING IDENTIFICATION SIGN
SCALE: 1" = 6'

ELEVATION
PROPOSED OUTDOOR ADVERTISING SIGN
SCALE: 1" = 10'

ILLUMINATED
DOUBLE FACE (300 S.F. PER SIDE) = 600 S.F. TOTAL SIGN AREA

NOTE: PROPOSED OUTDOOR ADVERTISING SIGN
MESSAGE WILL CHANGE ON AN ONGOING BASIS



VICINITY MAP

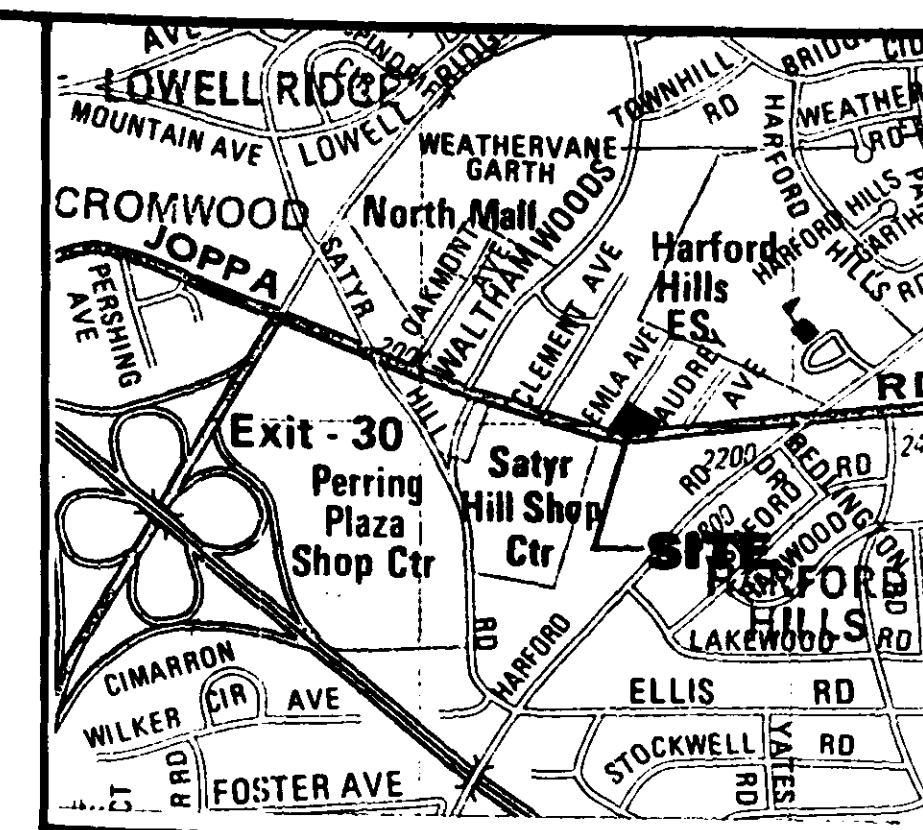
SCALE: 1" = 1000'

ELEVATION
EXISTING IDENTIFICATION SIGN
SCALE: 1" = 6'

ELEVATION
PROPOSED OUTDOOR ADVERTISING SIGN
SCALE: 1" = 10'

ILLUMINATED
DOUBLE FACE (300 S.F. PER SIDE) = 600 S.F. TOTAL SIGN AREA

NOTE: PROPOSED OUTDOOR ADVERTISING SIGN
MESSAGE WILL CHANGE ON AN ONGOING BASIS



VICINITY MAP

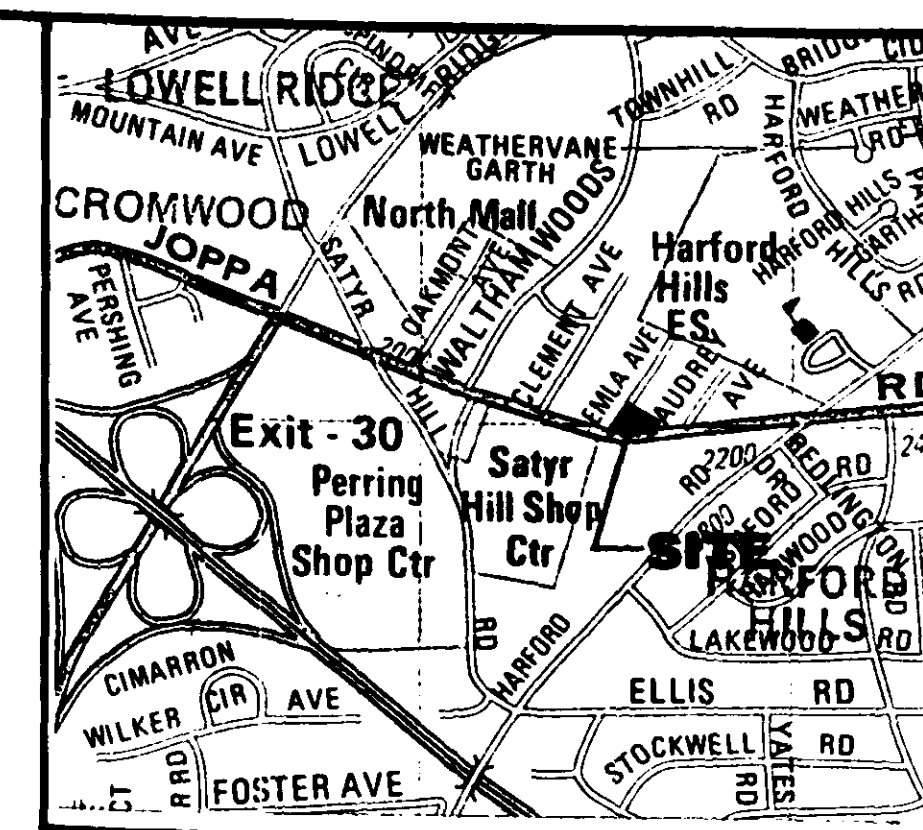
SCALE: 1" = 1000'

ELEVATION
EXISTING IDENTIFICATION SIGN
SCALE: 1" = 6'

ELEVATION
PROPOSED OUTDOOR ADVERTISING SIGN
SCALE: 1" = 10'

ILLUMINATED
DOUBLE FACE (300 S.F. PER SIDE) = 600 S.F. TOTAL SIGN AREA

NOTE: PROPOSED OUTDOOR ADVERTISING SIGN
MESSAGE WILL CHANGE ON AN ONGOING BASIS



VICINITY MAP

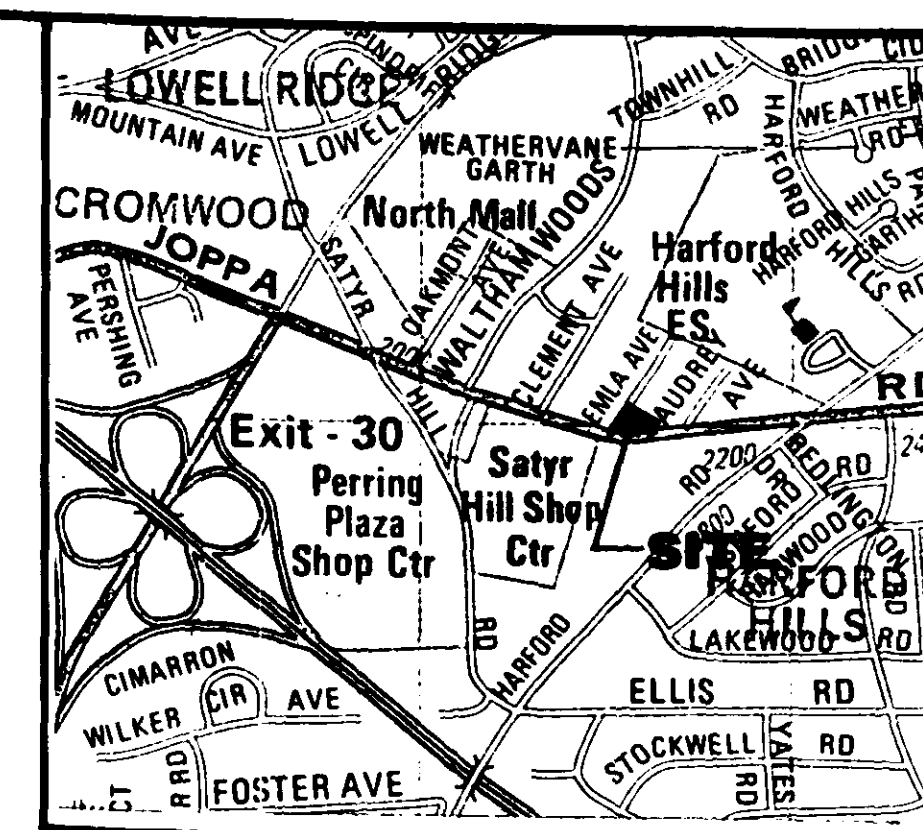
SCALE: 1" = 1000'

ELEVATION
EXISTING IDENTIFICATION SIGN
SCALE: 1" = 6'

ELEVATION
PROPOSED OUTDOOR ADVERTISING SIGN
SCALE: 1" = 10'

ILLUMINATED
DOUBLE FACE (300 S.F. PER SIDE) = 600 S.F. TOTAL SIGN AREA

NOTE: PROPOSED OUTDOOR ADVERTISING SIGN
MESSAGE WILL CHANGE ON AN ONGOING BASIS



VICINITY MAP

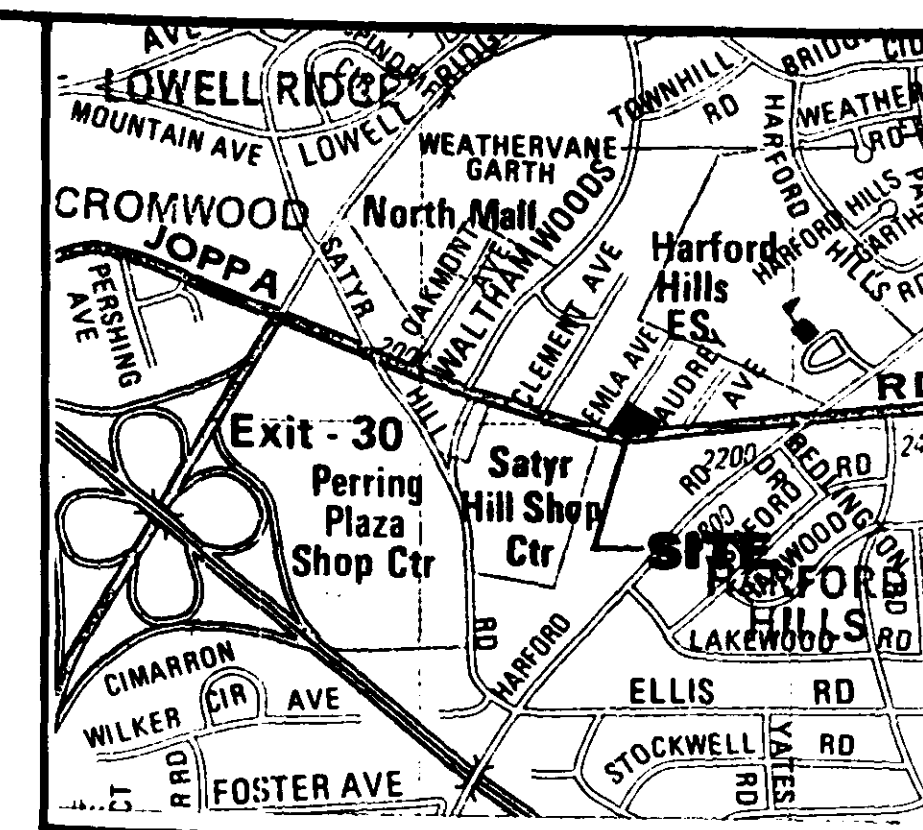
SCALE: 1" = 1000'

ELEVATION
EXISTING IDENTIFICATION SIGN
SCALE: 1" = 6'

ELEVATION
PROPOSED OUTDOOR ADVERTISING SIGN
SCALE: 1" = 10'

ILLUMINATED
DOUBLE FACE (300 S.F. PER SIDE) = 600 S.F. TOTAL SIGN AREA

NOTE: PROPOSED OUTDOOR ADVERTISING SIGN
MESSAGE WILL CHANGE ON AN ONGOING BASIS



VICINITY MAP

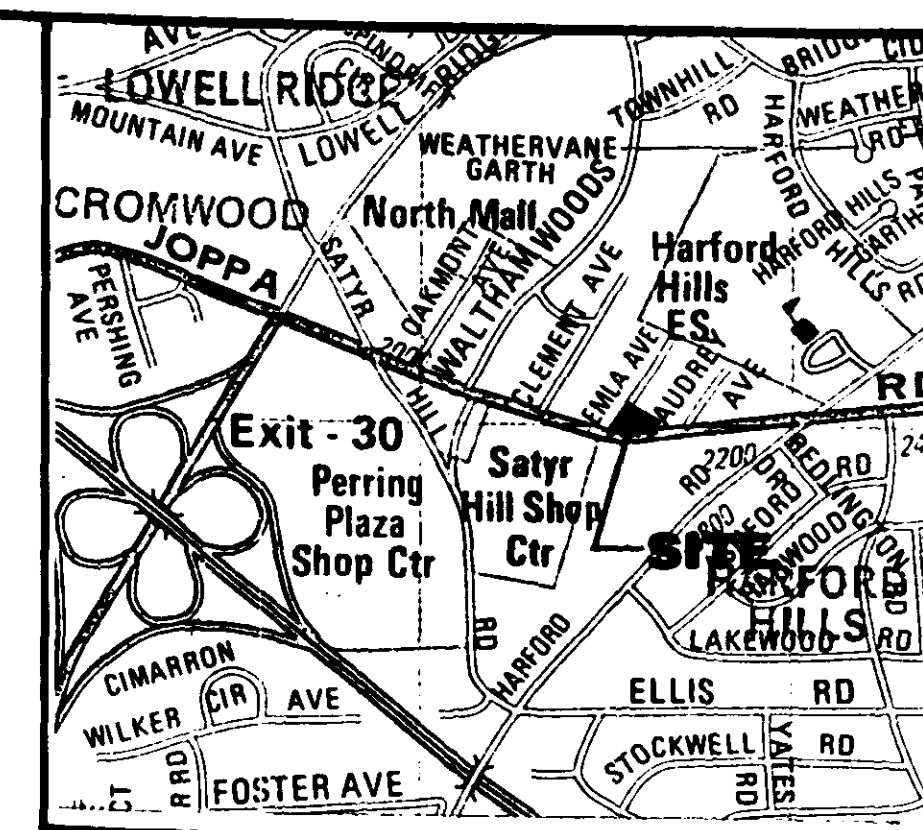
SCALE: 1" = 1000'

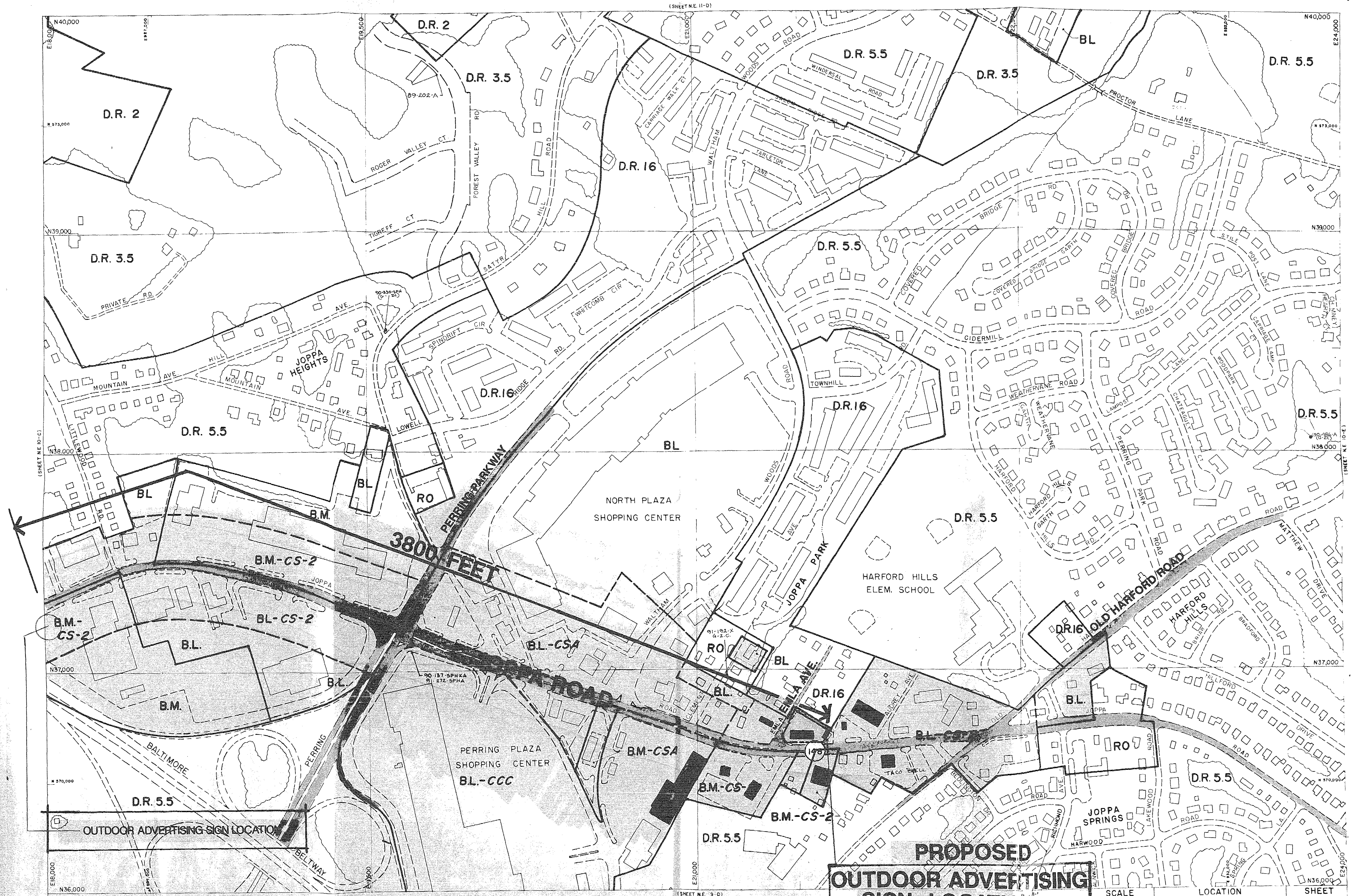
ELEVATION
EXISTING IDENTIFICATION SIGN
SCALE: 1" = 6'

ELEVATION
PROPOSED OUTDOOR ADVERTISING SIGN
SCALE: 1" = 10'

ILLUMINATED
DOUBLE FACE (300 S.F. PER SIDE) = 600 S.F. TOTAL SIGN AREA

NOTE: PROPOSED OUTDOOR ADVERTISING SIGN
MESSAGE WILL CHANGE ON AN ONGOING BASIS





N-NE
R-SE

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Dec. 13, 1988
Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88
Chairman, County Council

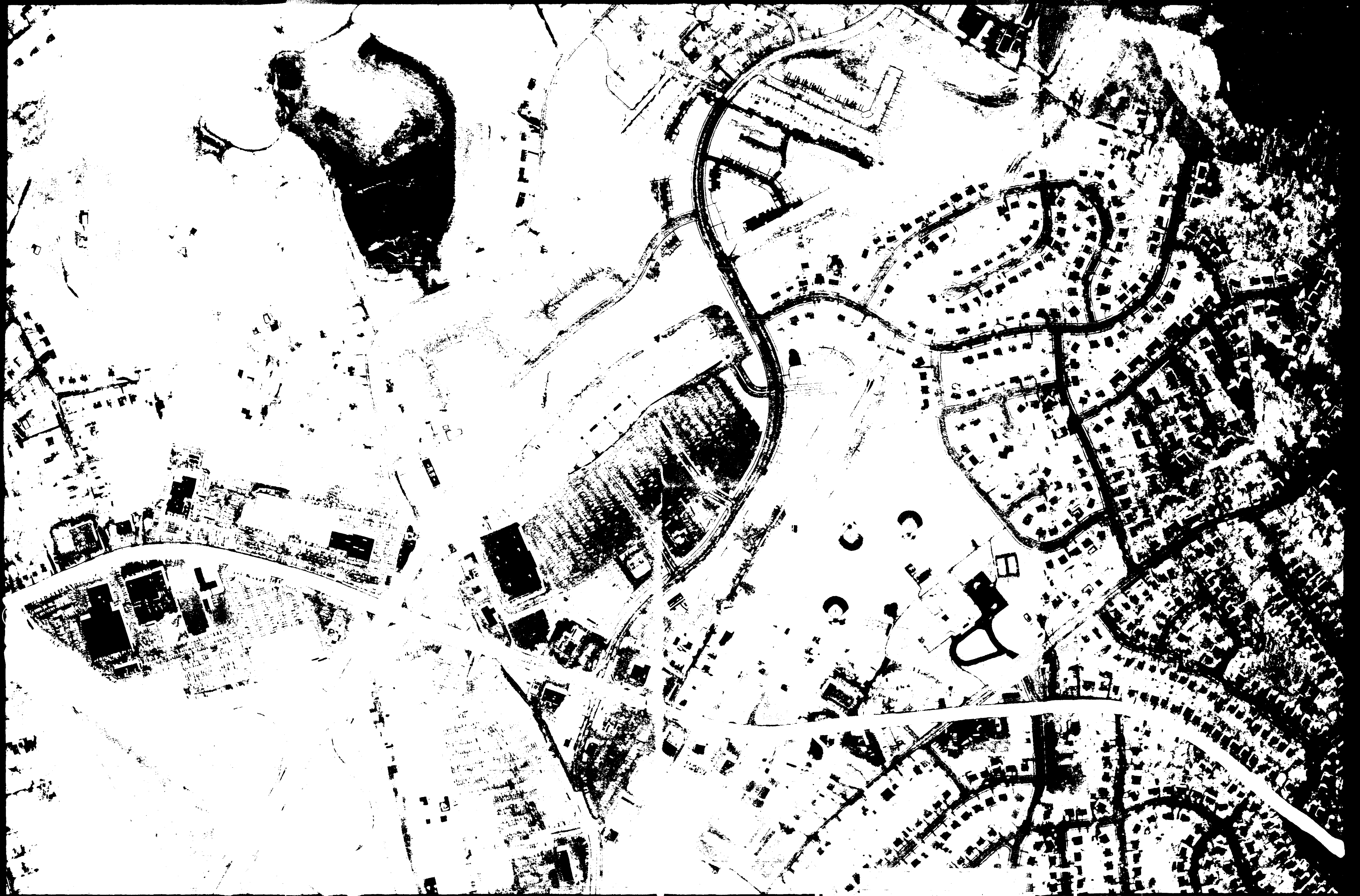
THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

**PROPOSED
OUTDOOR ADVERTISING
SIGN LOCATION**

SCALE 1" = 200' ±	LOCATION CARNEY	SHEET N.E. 10-D
DATE OF PHOTOGRAPHY JANUARY 1986		

EXHIBIT 7



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

WEST 8

ING

SCALE
1" = 200' ±
DATE
OF
PHOTOGRAPHY
JANUARY
1986

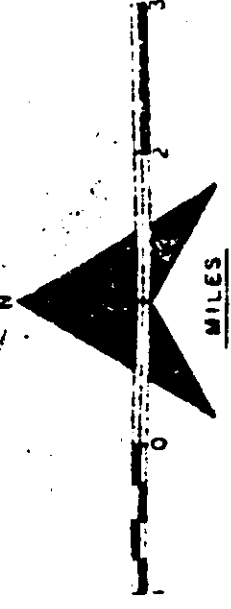
LOCATION
CARNEY
#2

SHEET
NE
10-D

COMMERCIAL MOTORWAYS

CLASS I COMMERCIAL MOTORWAY
CLASS II COMMERCIAL MOTORWAY
FREEWAYS AND EXPRESSWAYS
OTHER SELECTED ROADS

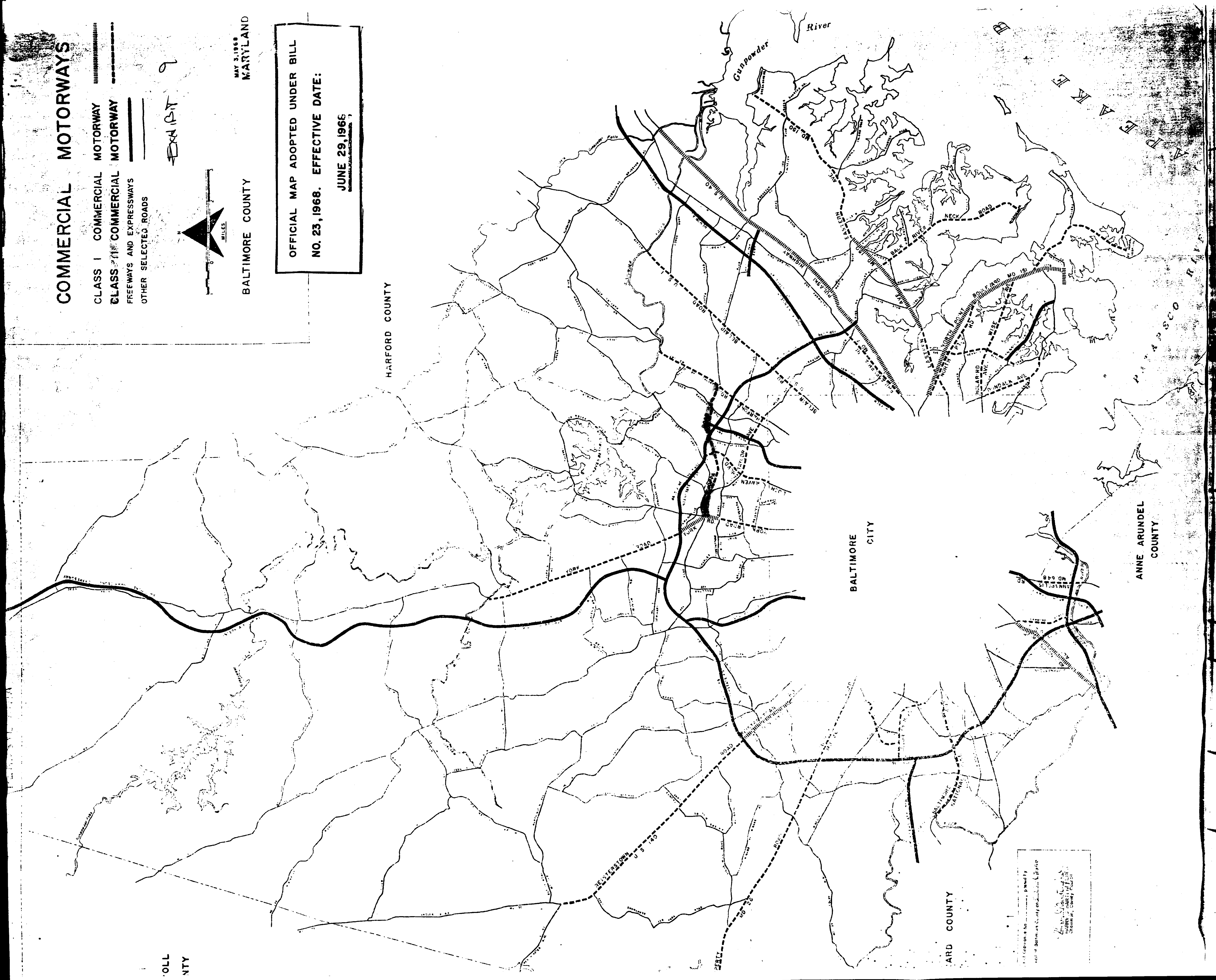
EXHIBIT 9



MAY 3, 1968
BALTIMORE COUNTY
MARYLAND

OFFICIAL MAP ADOPTED UNDER BILL
NO. 23, 1968. EFFECTIVE DATE:

JUNE 29, 1968



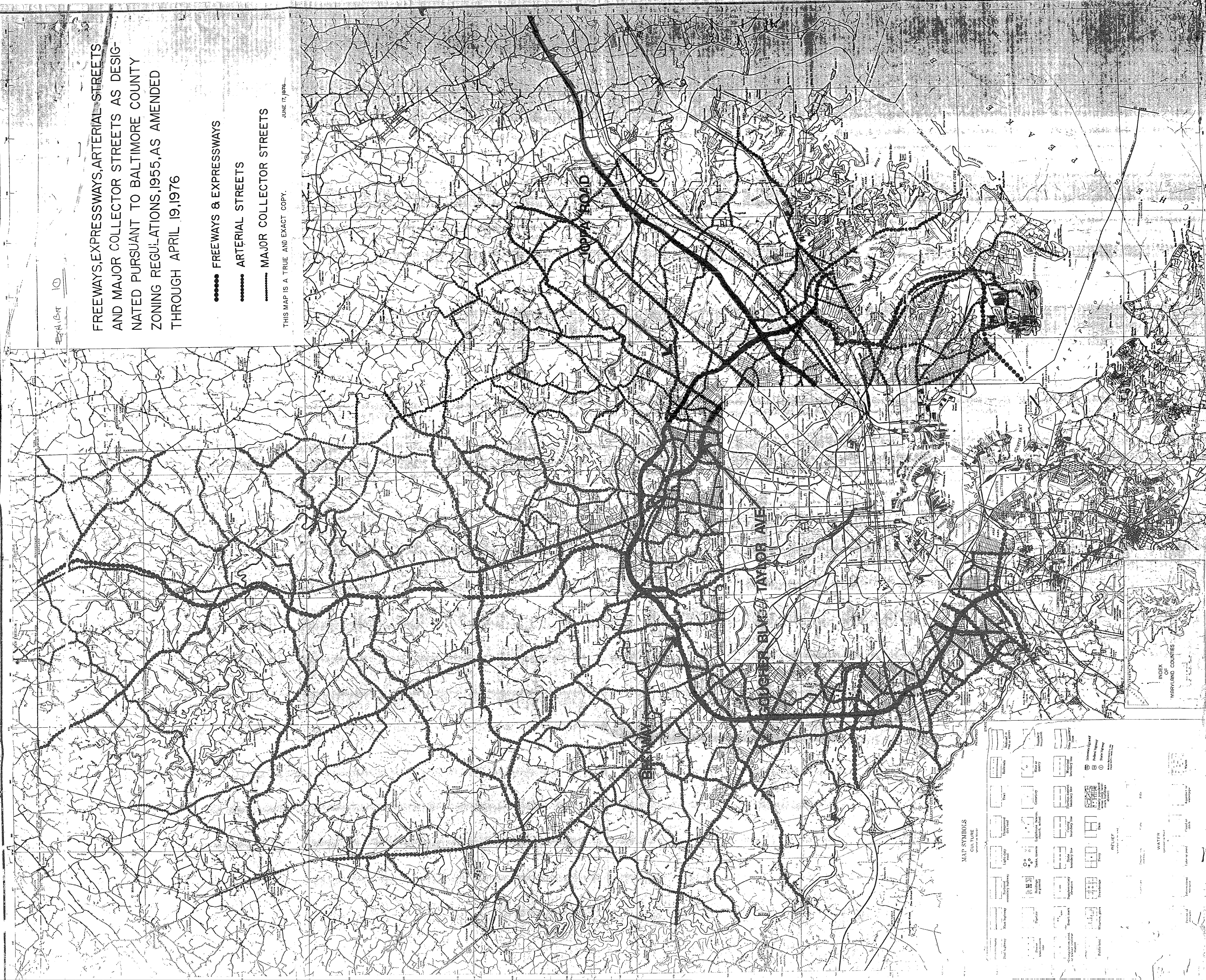
Copyright © 1968 by
Baltimore County
Department of Planning
and Research

FREEWAYS, EXPRESSWAYS, ARTERIAL STREETS
AND MAJOR COLLECTOR STREETS AS DESIG-
NATED PURSUANT TO BALTIMORE COUNTY
ZONING REGULATIONS, 1955, AS AMENDED
THROUGH APRIL 19, 1976

●●●●●●●● FREEWAYS & EXPRESSWAYS
●●●●●●●● ARTERIAL STREETS
————— MAJOR COLLECTOR STREETS

THIS MAP IS A TRIF AND EXACT COPY.

JUNE 17 1976



A 1	A 2	
B 1	B 2	
C 1	C 2	C 3

Compiled for the Office of Planning and Zoning by
Dewberry & Davis from Baltimore County's January
1986 1:200 planimetric map series, partially
dated to December 1989. Grid lines are Baltimore
County, Plane Coordinate system (feet).

Revisions

SHEET

F-3

92-394-XA 417

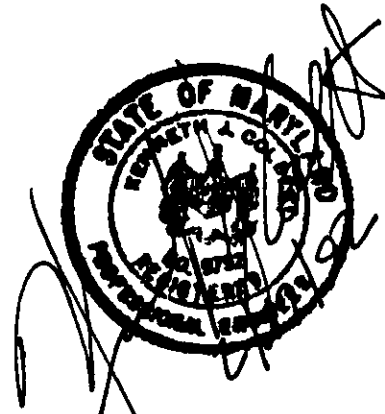
ZONING DESCRIPTION
OUTDOOR ADVERTISING SIGN EASEMENT
2200 JOPPA ROAD
BALTIMORE COUNTY, MD

BEGINNING AT A POINT 275 FEET, MORE OR LESS, ALONG THE NORTH SIDE OF JOPPA ROAD, 70 FEET WIDE, FROM THE CENTERLINE OF EMLA AVENUE, AND 13 FEET FROM THE END OF THE SECOND OR SOUTH 31 DEGREES, 21 MINUTES, 04 SECONDS NORTH, 49.75 FOOT LINE OF THE DEED TO LEONARD F. NICOLL RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER 6961, FOLIO 809; THENCE RUNNING THE FOLLOWING COURSES AND DISTANCES:

1. NORTH 59 DEGREES 39 MINUTES 56 SECONDS WEST, 15 FEET
 2. NORTH 31 DEGREES 21 MINUTES 04 SECONDS EAST, 30 FEET
 3. SOUTH 59 DEGREES 39 MINUTES 56 SECONDS EAST, 15 FEET
 4. SOUTH 31 DEGREES 21 MINUTES 04 SECONDS WEST, 30 FEET
- TO THE POINT OF BEGINNING.

CONTAINING 450 SQ. FT. OF LAND MORE OR LESS.

DESCRIP\2200JOPPA.ZON



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 92-4 Date of Posting: 4/23/92
Posted for: Leonard F. Nicoll, Esquire, 3001 Remington Avenue, Baltimore, MD 21211
Location of property: N/S Joppa Rd., 2200 Joppa Rd., Towson, MD 21204
Location of Sign: 13' from Joppa Rd., 2200 Joppa Rd., Towson, MD 21204
Remarks: See attached certificate of posting
Posted by: [Signature] Date of return: 4/23/92
Number of Signs: 2

CERTIFICATE OF PUBLICATION

TOWSON, MD. 4/23/92

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/23/92

THE JEFFERSONIAN,

S. Zabe Orlov
Publisher

THE JEFFERSONIAN
The Zoning Commission of Baltimore County, Maryland, is hereby notified that the following advertisement was published in the JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Maryland, once in each of 1 successive weeks, the first publication appearing on 4/23/92.
Case Number: 92-394-XA
N/S Joppa Road, 2200 Joppa Road, Towson, MD 21204
9th Election District - 6th Councilmanic
Legal Owner(s): Leonard F. Nicoll
Lessee: Penn Advertising of Baltimore, Inc.
Hearing: Wednesday, May 20, 1992 at 11:00 a.m.
Special Exception: 12 foot double-faced illuminated sign to be located within 15 feet of the right-of-way in lieu of the required 28.5 foot.
LAWRENCE E. SCHMIDT
Zoning Commissioner of Baltimore County
NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE. FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353, ADRI April 23.

\$4722

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

92-394-XA receipt

Date: 4/23/92 Account: R-001-6150
Number: 192009417
TOTAL: \$4722.00
Please Make Checks Payable To: Baltimore County
BA 001142AMD4-07-92

Cashier Validation

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

92-394 receipt

Date: 4/23/92 Account: R-001-6150
Number: 192009417
TOTAL: \$117.22
Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DATE: 4/23/92

Penn Advertising of Baltimore, Inc.
3001 Remington Avenue
Baltimore, Maryland 21211

RE:
CASE NUMBER: 92-394-XA
N/S Joppa Road, 2200 Joppa Road
9th Election District - 6th Councilmanic
Legal Owner(s): Leonard F. Nicoll
Lessee: Penn Advertising of Baltimore, Inc.

Dear Petitioner(s):

Please be advised that \$ 117.22 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your Order, immediate attention to this matter is suggested.

Carl Jablon
ARNOLD JABLON
DIRECTOR



Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

APRIL 15, 1992

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

CASE NUMBER: 92-394-XA
N/S Joppa Road, 2200 Joppa Road, Towson, MD 21204
9th Election District - 6th Councilmanic
Legal Owner(s): Leonard F. Nicoll
Lessee: Penn Advertising of Baltimore, Inc.
HEARING: WEDNESDAY, MAY 20, 1992 at 11:00 a.m.

Special Exception for one double-faced illuminated 12 foot by 25 foot advertising sign.

Variance to allow a sign to be located within 15 feet of the right-of-way in lieu of the required 28.5 feet.

Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner of Baltimore County

cc: Leonard F. Nicoll
William P. Monk
Penn Advertising, Inc./Fred M. Lauer, Esq.

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE. FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

May 14, 1992

Fred M. Lauer, Esquire
3001 Remington Avenue
Baltimore, MD 21211

RE: Item No. 417, Case No. 92-394-XA
Petitioner: Leonard F. Nicoll
Petition for Special Exception and
Variance

Dear Mr. Lauer:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this
2nd day of April, 1992.

Carl Jablon
ARNOLD JABLON
DIRECTOR

Received By:

W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: Leonard F. Nicoll, et al
Petitioner's Attorney: Fred M. Lauer

BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING AND ZONING
New Courts Bldg - 401 Bosley Avenue, Towson, MD 21204

MEMORANDUM

TO: Arnold Jablon, Director
Zoning Administration & Development Management
FROM: Office of Planning and Zoning
DATE: April 27, 1992
SUBJECT: 2200 Joppa Road

INFORMATION:

Item Number: 417
Petitioner: Leonard F. Nicoll

Property Size: 0.46 acres
Zoning: BL-CS-2
Requested Action: Special exception for one double faced illuminated sign and a variance to allow a sign to be located within 15' of the right of way.

Hearing Date: 1/1

SUMMARY OF RECOMMENDATIONS:
The Office of Planning and Zoning recommends DENIAL of the petitioner's request for a special exception and variance for a double-faced illuminated sign. This site is located in a strip commercial area with an abundance of existing business signs on both sides of Joppa Road. A large advertising sign would be inappropriate and unnecessarily increase sign clutter in this particular area.

Also located 150 feet from the proposed billboard is a residential area. A 25' high illuminated sign in that location will be visible to the adjacent residences. Another point to consider is that advertising on the side of the sign facing the residential properties will not be visible from an automobile traveling east on Joppa Road. If that is the case, there is no reason to place advertising on that side of the sign.

Prepared by: Ernie M. Daniel
Division Chief:
rdn

417.ZAC/ZAC1

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: April 16, 1992

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Stephen E. Weber

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: April 13, 1992

This office has no comments for item numbers 392, 396, 397, 398, 399, 401, 404, 406, 407, 408, 417 and 418.

Stephen E. Weber
Stephen E. Weber, P.E.
Assistant Traffic Engineer

SEW/dm

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

April 15, 1992

TO: Arnold Jablon, Director
Zoning Administration and Development Management

FROM: DIVISION OF GROUND WATER MANAGEMENT

SUBJECT: Zoning Comments

The agenda for the zoning advisory committee meeting of April 13, 1992 has been reviewed by the Department of the Environmental Protection and Resource Management staff.

There is no comment for the following item numbers:

392
398
399
400
401
404
407
408
413
414
417

SSF:rmp

ZNG.NCS/GWRMP

RECEIVED
MAY 11 1992
ZONING OFFICE

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21204-5500

APRIL 15, 1992

(301) 887-4500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: LEONARD F. NICOLI
Location: #2200 JOPPA ROAD

Item No.: 417(WCR) Zoning Agenda: APRIL 13, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Carl J. J. J.* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/KEK

RECEIVED
MAY 11 1992
By

Department of Recreation and Parks
Development Review Committee Response Form
Authorized signature _____ Date 5/14/92

File Number	Project Name	Waiver Number	Zoning Issue	Meeting Date
10201-19	Dorfield Road	407	✓	4-13-92
RP				No Comments
200	Norris Ave.	408	✓	
RP				No Comments
2824-2828	Paper Mill Road (Victoria Woods CRG)	412	✓	
RP				No Comments
13024	Gent Road (Manly Property (minor sub expanded to CRG))	413	✓	
RP				No Comments
Seminary Overlook (Seminary & Thornton) CRG		414	✓	
RP				No Comments
2200	Joppa Road	417	✓	
RP				No Comments
1001	Oakland Road	418	✓	
RP				No Comments
Broadview II (Related to CRG refinement)		419	✓	
DEPRM RP (AT EIRD)				No Comments
COUNT 20				
4	Hilltop Road North	420	✓	4-20-92
DEPRM RP (AT EIRD)				No Comments
10609	Brooklawn Road	422	✓	
RP				No Comments
8945	Satyr Hill Road	425	✓	
DEPRM RP (AT EIRD)				No Comments
Green Spring Valley Hunt Club (30 Green Spring Valley Road)		426	✓	
DEPRM RP (AT EIRD)				No Comments

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



(410) 887-3353

May 11, 1992

92-394-XA

William P. Monk
William Monk, Inc.
Courthouse Commons
Suite B-7
222 Bosley Avenue
Towson, MD 21204

RE: Preliminary Petition Review
Item #417
Legal Owner: Leonard F. Nicoll
Lessee: Penn Advertising of
Baltimore, Inc.
2200 Joppa Road
9th Election District

Dear Mr. Monk:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a filing review by the staff. The petition was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed the following unaddressed zoning issues and incomplete required information. All revisions must be accompanied by a check made out to Baltimore County, Maryland for the \$100 revision fee.

- On the variance petition, add B.C.Z.R. Section 413.3.C. (This should go before the "303.2".)
- On the plan, clarify "2 existing storage trailers". Are they mobile or are they "sheds"? If the latter, there must be a 20 foot rear setback to the D.R.-16 zone line.

William P. Monk
May 11, 1992
Page 2

If you need further information or have any questions regarding this petition, please do not hesitate to contact John Sullivan at 887-3391.

Very truly yours,

WCR
W. Carl Richards, Jr.
Zoning Coordinator

By: John J. Sullivan, Jr.
Planner II

JJS:scj

cc: Fred M. Lauer, Esquire

Penn Adv.
PENN ADVERTISING OF BALTIMORE, INC.

May 20, 1992

Mr. Timothy M. Kotroco
Deputy Zoning Commissioner
Baltimore County Government
400 Washington Avenue
Room 113
Towson, Maryland 21204

Dear Mr. Kotroco,

I realize that at the end of our hearing regarding our application for a special exception and variance at 2200 Joppa Road that my summary statement was brief because of time constraints. I wish to clarify the point made by Mr. Monk regarding the location for the sign. If the application is approved, Penn Advertising will construct the sign per the plan drawings. However, if you order the sign to be angled differently pursuant to Mr. Monk's evaluation, Penn Advertising will make the change to accommodate the Office of Planning and Zoning's suggestion regarding visibility of the sign from the one residential property.

Thank you very much for your consideration and an opportunity to clarify this point.

Very truly yours,

Fred M. Lauer
Fred M. Lauer, esq.

FML:km

RECEIVED
MAY 22 1992

ZONING OFFICE

P.O. Box 4866, Baltimore, MD 21211 Shipping: 2930 Remington Ave., Baltimore, MD 21211 (410) 235-8820

8914 Amle Avenue
Baltimore, MD 21234
May 11, 1992

Zoning Commissioner
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Sir:

We are strongly opposed to the erection of a 12 ft X 25 ft outdoor advertising sign at 2200 East Joppa Road; your issue number 92-394-XA.

This sign, if authorized, would be an additional distraction to those driving on East Joppa Road - an area rife with small businesses. Also, this section of East Joppa Road is a heavily travelled east - west corridor with numerous drivers continually entering and exiting these various businesses in both directions. The distractions caused by such a sign would reduce the safety of pedestrians and vehicle drivers and occupants and add to the already high collision rate in this area.

While we realize the issue before you is the proximity of the sign to East Joppa Road, we do not feel that under the totality of circumstances this exception should be granted. Moreover, at a time when many communities are beautifying areas by removing billboards - many because of their offensive advertisements - we desire that our neighborhood remain free of this intrusion.

As an aside, the property at 2200 East Joppa Road is presently surrounded by fencing that is literally falling down. Furthermore, two very large shipping containers have been placed on the parking lot. We request that your office investigate the propriety of these two matters.

Thank you for your attention to our concerns.

Sincerely,

Rennie E. Conner
Rennie E. Conner
Elizabeth A. Conner
Elizabeth A. Conner

cc: Councilman William A. Howard

RECEIVED
MAY 18 1992
ZONING OFFICE

92-394-X
WILLIAM MONK, INC.

WILLIAM MONK, INC.
Courthouse Commons
222 Bosley Avenue, Suite B-7
Towson, Maryland 21204-4300

TO: OFFICE OF PLANNING & ZONING
BALTIMORE COUNTY, MD

DATE: 4-2-92
FILE NO.: 417
OUR JOB NO.:
YOUR JOB NO.:
ATTENTION:
2200 JOPPA ROAD
BALTIMORE CO
PENNY ADVERTISING, INC.

GENTLEMEN:

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐

DRAWING NO.	FILE NO.	DESCRIPTION	ACTION
3		SPECIAL EXCEPTION APPLICATION	
3		VARIANCE APPLICATION	
12		PLAN	
1		200 SCALE ZONING MAP	
3		ZONING DESCRIPTION	
1		CHECK / APPLICATION FEES \$350	

RECEIVED

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ As requested ☐ Submit _____ copies for distribution
☐ For your use ☐ Resubmit _____ copies for approval ☐ Return _____ corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ 19____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS:

COPY TO: _____ SIGNED: W. F. Male

If enclosures are not as noted, kindly notify us at once.

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME ADDRESS
DONNA T. HAYWARD 2830 W. 2nd Ave. Balto, MD 21211
JOHN W. FIDMAN 8600 LaSalle Rd. 21211
WILLIAM MONK 222 BOSLEY AVE SUITE B-7 TOWSON

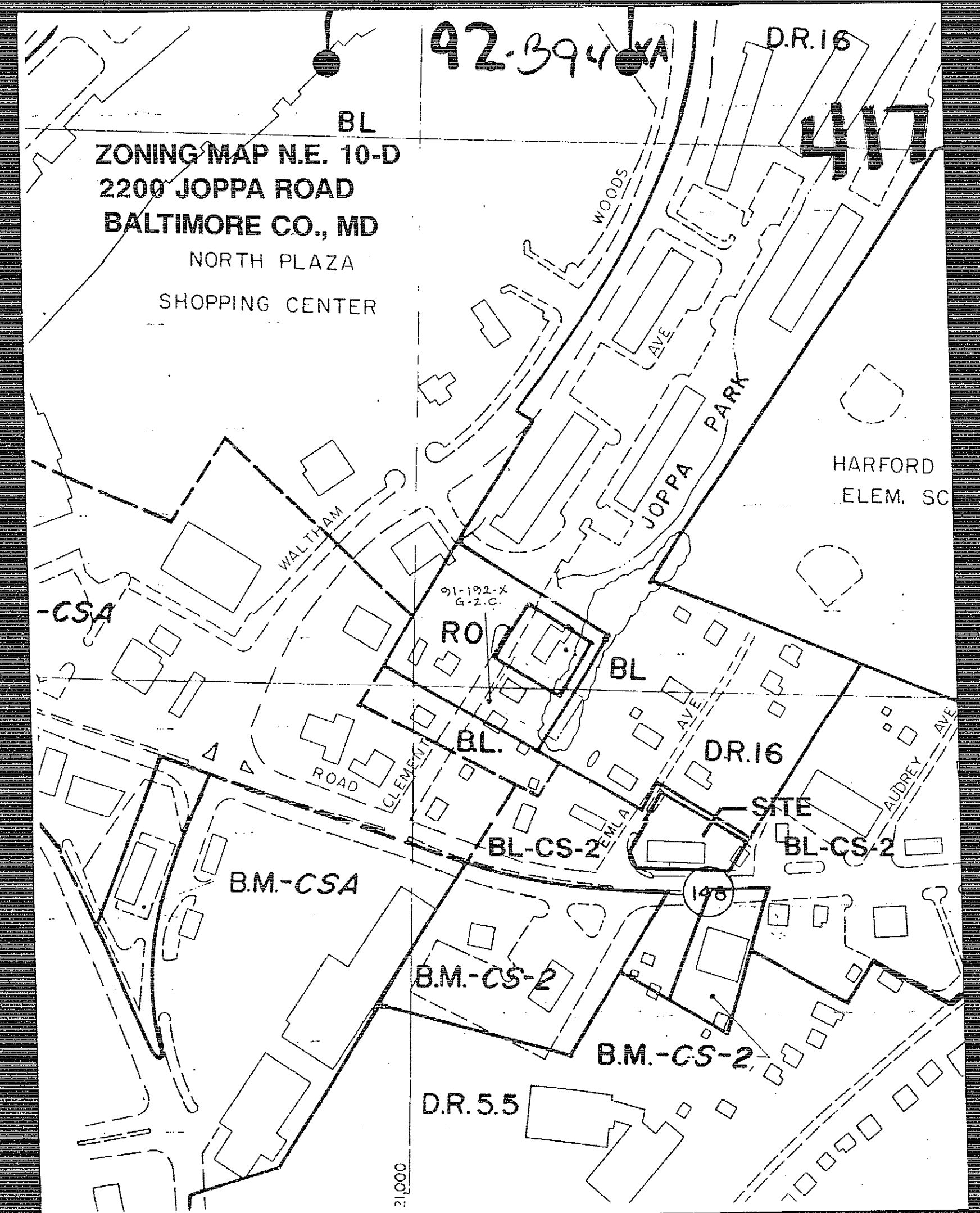
PROTESTANT(S) SIGN-IN SHEET

NAME ADDRESS
MICHAEL D. TREBER-DVM 2200 E. JOPPA RD. BALTO, MD 21234
HARRY ELGERT 2109 E. JOPPA RD. BALTO, MD 21234
James Hedgesmith 5115 E. JOPPA RD. BALTO, MD 21234
James Hedgesmith 8902 Audubon Ave 21234

Literature Search

Effect of Outdoor Advertising Signs on Safety

Prepared by: Erdman and Associates, Inc.
May 20, 1992



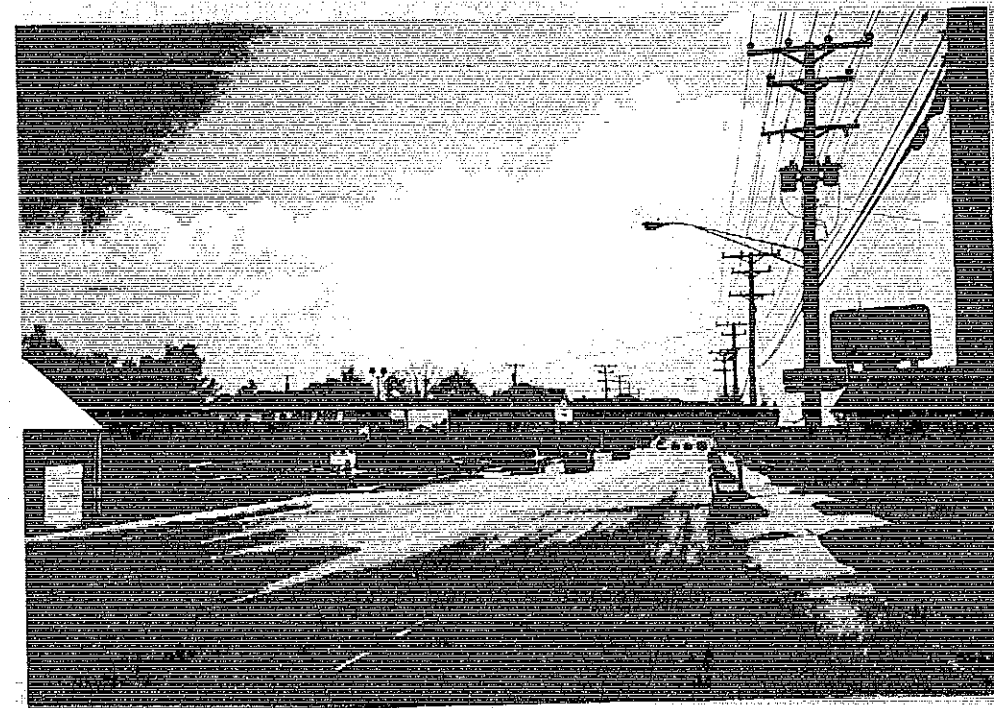
William Monk, Inc.

LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

JOPPA ROAD



VIEW LOOKING WEST



VIEW LOOKING EAST

William Monk, Inc.

LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

ELMA AVENUE



EXISTING RESIDENCES

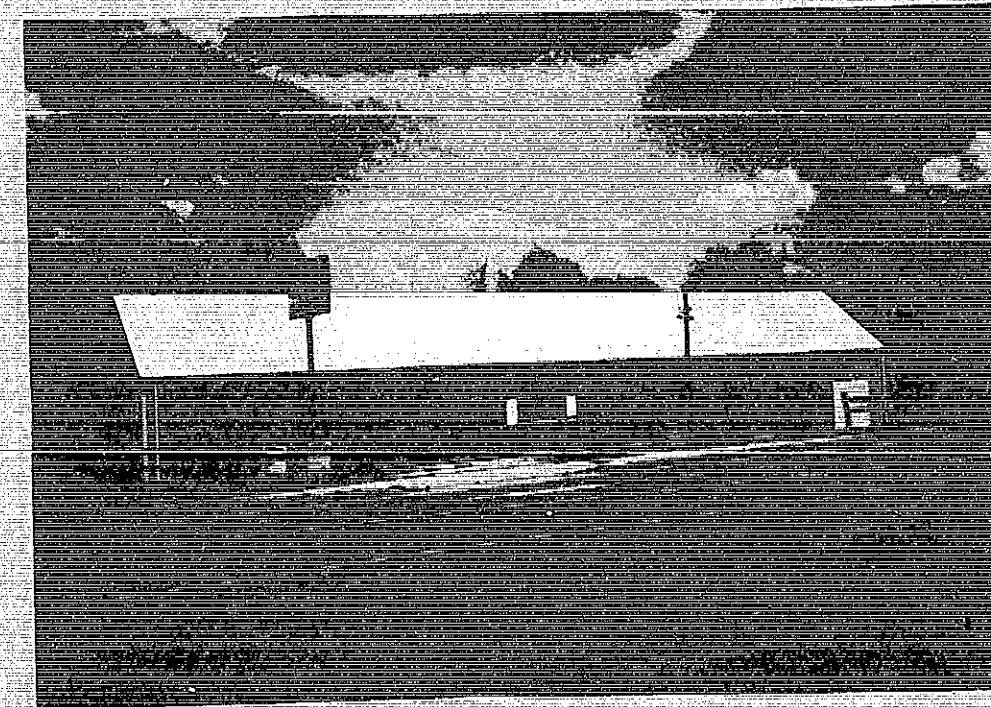


VIEW LOOKING NORTH FROM JOPPA ROAD

William Monk, Inc.

LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

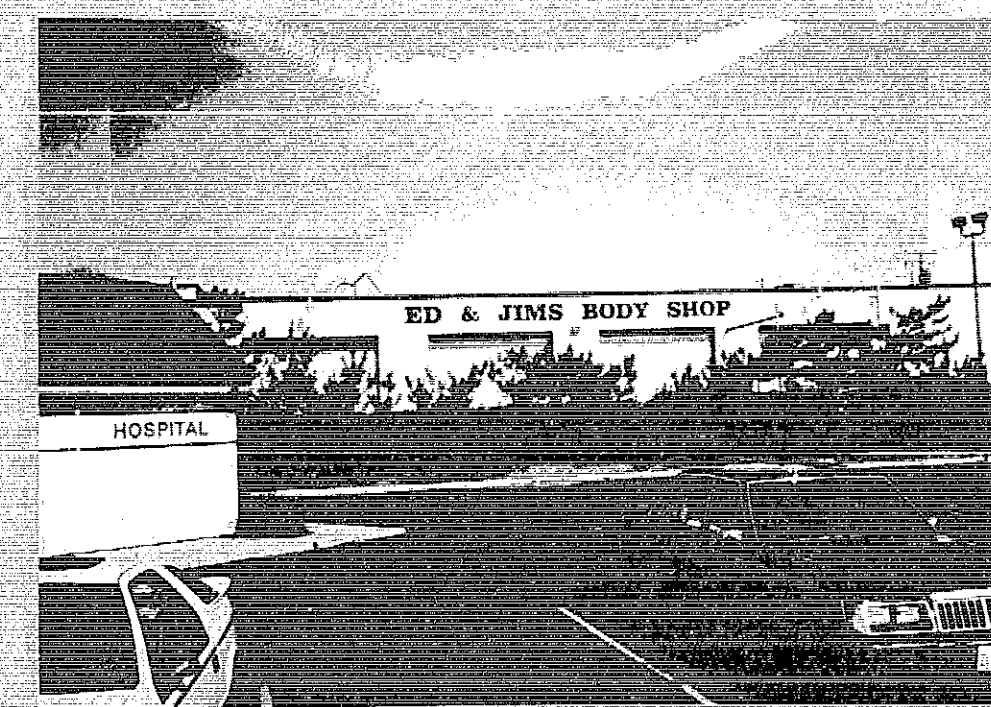
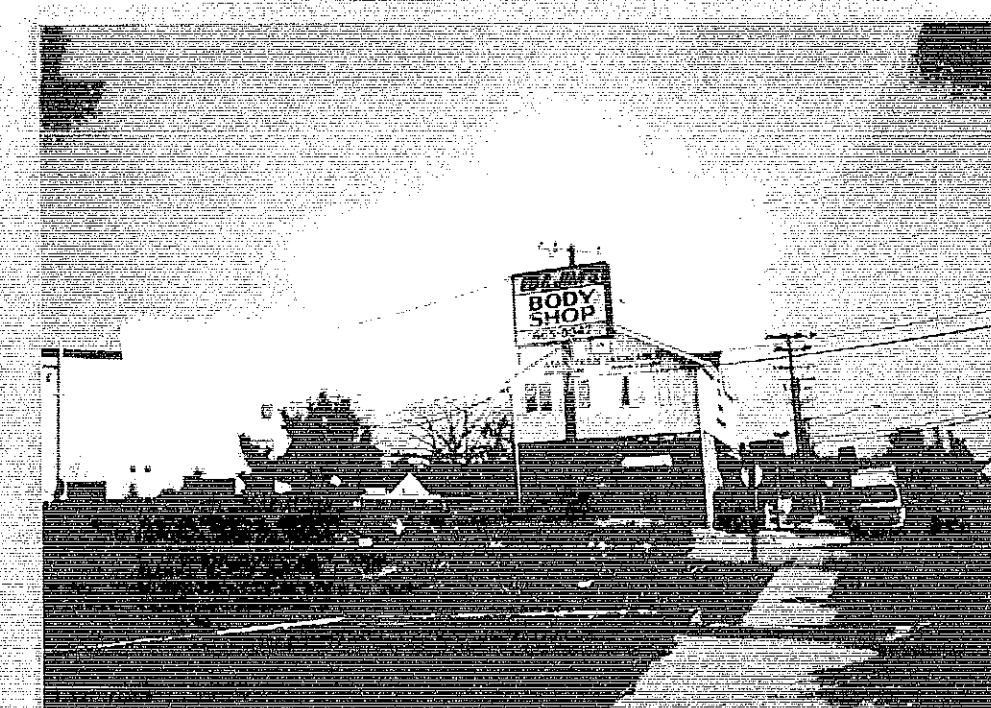
EXISTING LAND USE: RETAIL



William Monk, Inc.

LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

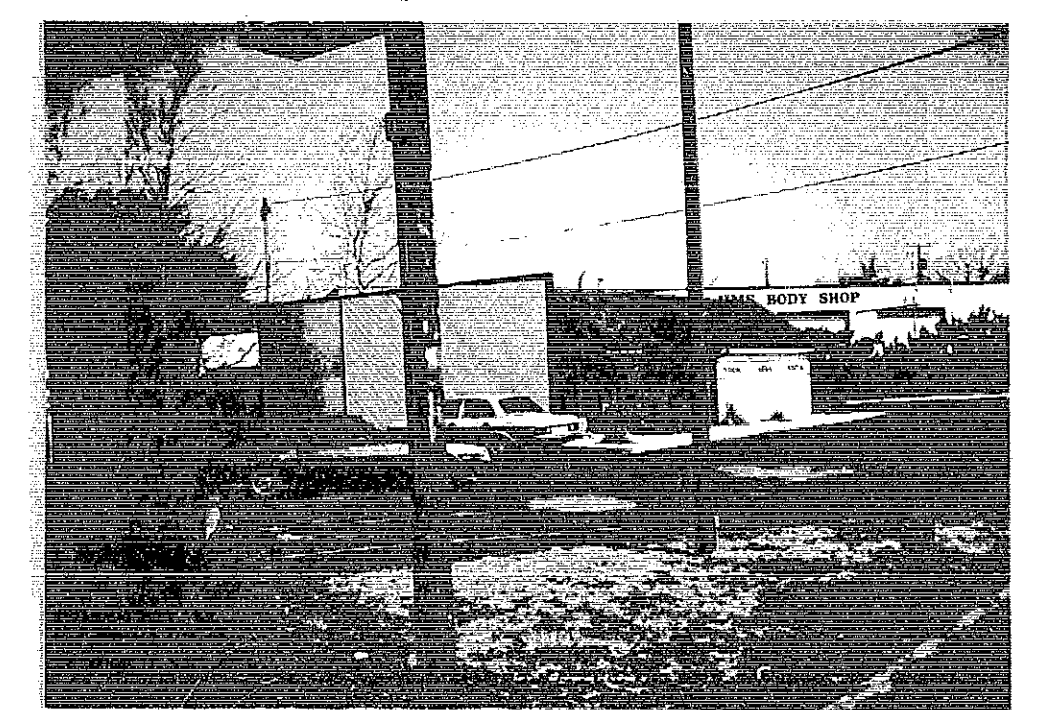
LAND USE: JOPPA ROAD - SOUTH SIDE



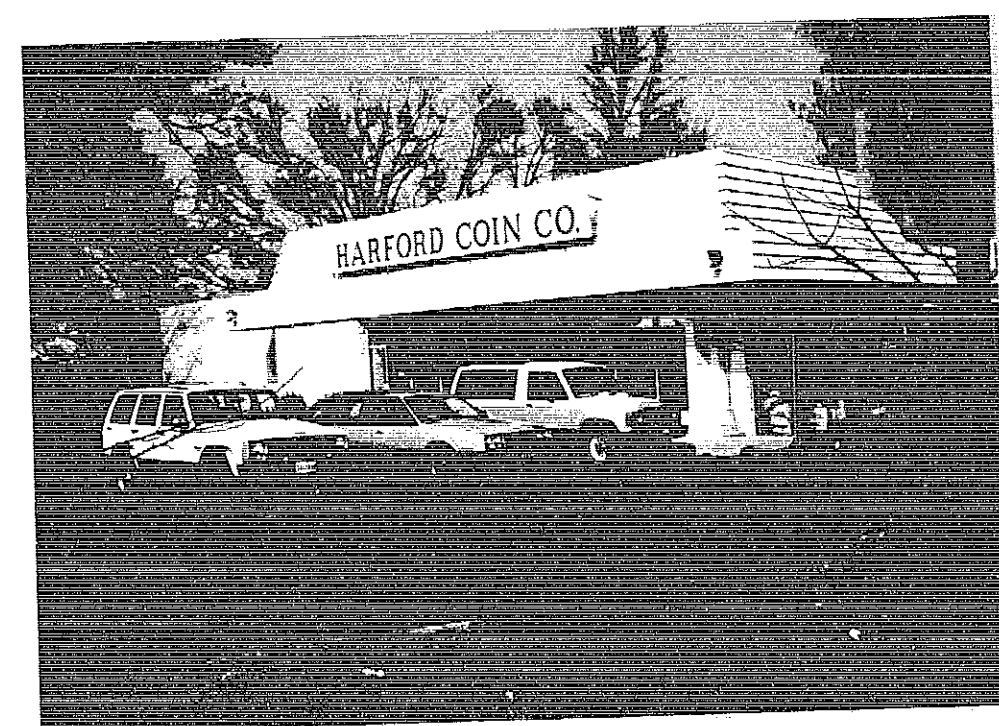
William Monk, Inc.

LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

ADJACENT LAND USE: EAST SIDE



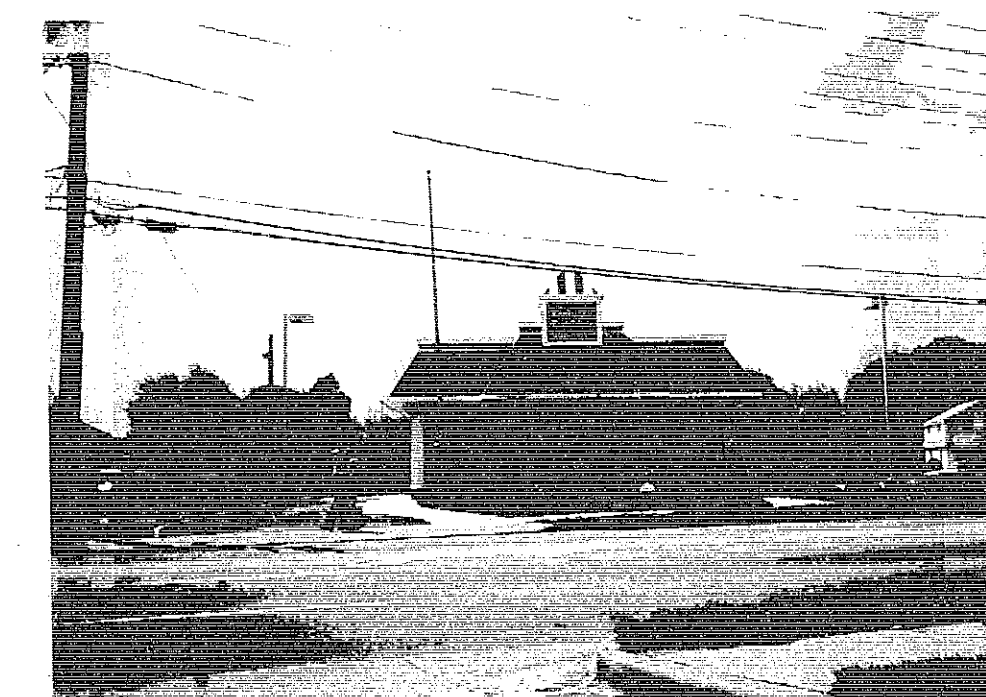
ADJACENT LAND USE: WEST SIDE



LAND USE: JOPPA ROAD - NORTH SIDE



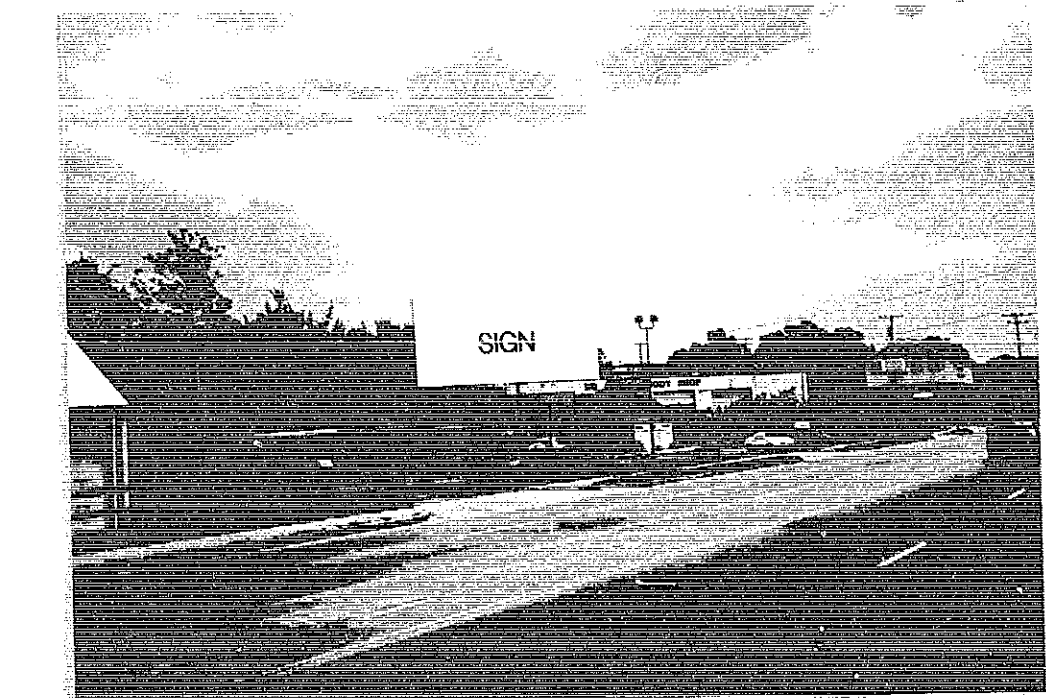
LAND USE: JOPPA ROAD - NORTH SIDE



PROPOSED SIGN LOCATION



LOOKING WEST

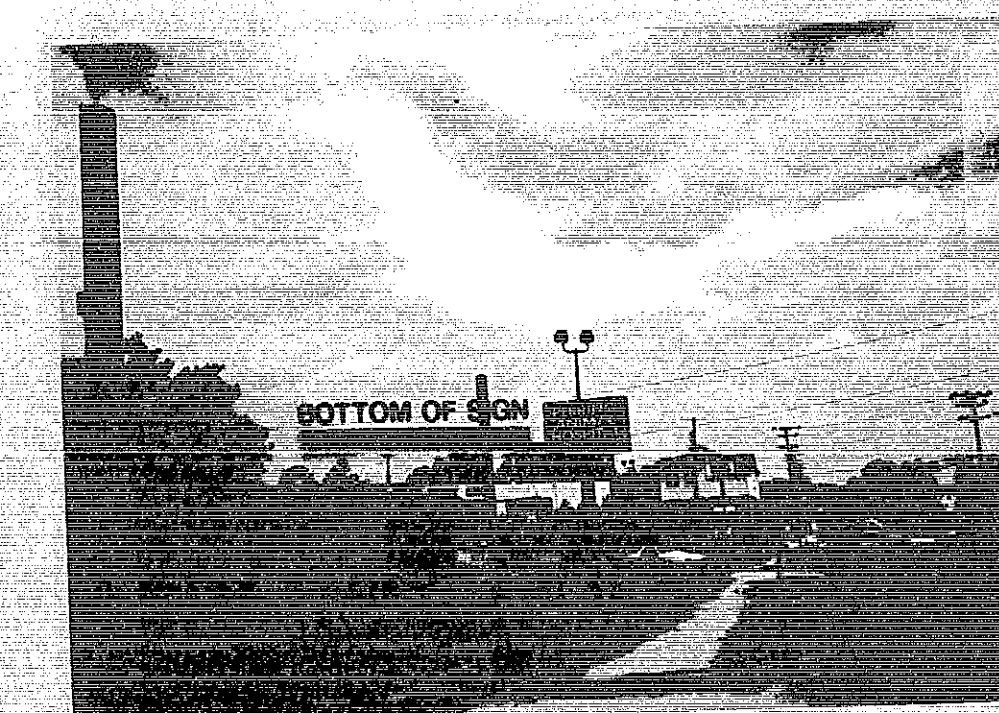


LOOKING EAST

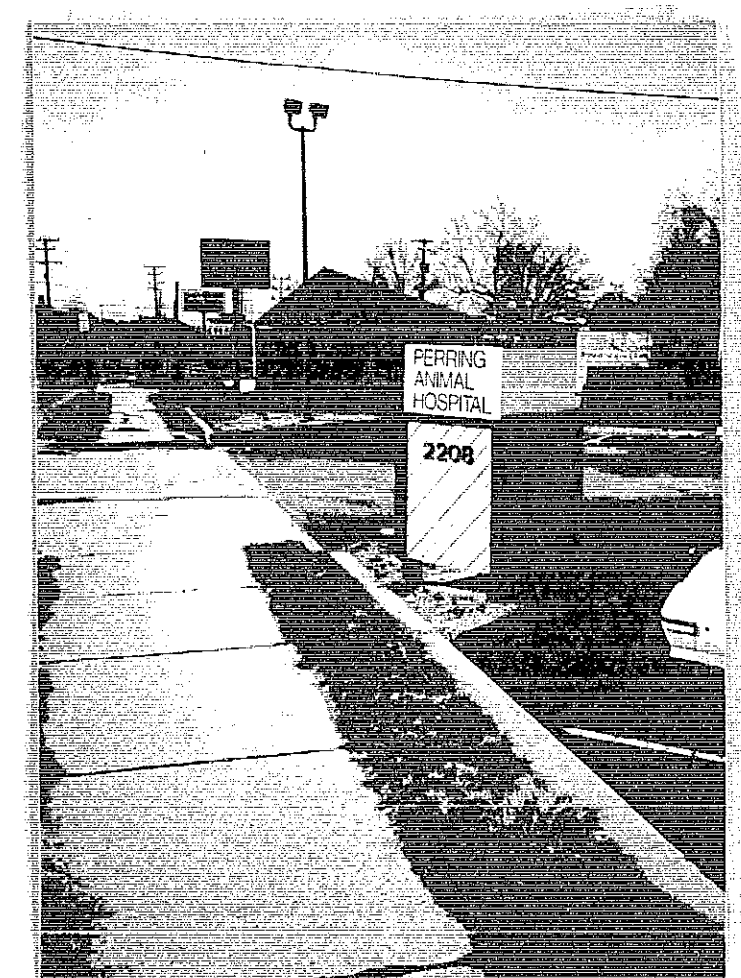
EXISTING ON-SITE SIGNAGE



**VIEWING ANGLE TOWARDS ANIMAL HOSPITAL
 VIEW LOOKING EAST**



**PERRING ANIMAL HOSPITAL
 EXISTING SIGNAGE**



- NOTES:**
1. EXISTING ZONING: BL-CS-2
 2. PROPOSED ZONING: BL-CS-2
 3. LOT AREA: 0.66 AC +/- GROSS
 4. NET AREA: 0.46 AC +/- NET
 5. SPECIAL EXCEPTION: TO PERMIT A FREE STANDING ILLUMINATED OUTDOOR ADVERTISING SIGN
 6. VARIANCES: TO PERMIT A FRONT YARD SETBACK 16 FT +/- IN LIEU OF THE REQUIRED 28.5 FEET (SEE # 17)
 7. EXISTING USE: RETAIL STORE (TO REMAIN)
 8. PROPOSED USE: OUTDOOR ADVERTISING SIGN
 9. PREVIOUS ZONING HEARINGS, CRG PLANS, WAIVERS: N/A

10. PREVIOUS COMMERCIAL PERMITS: N/A
11. OWNERSHIP INFORMATION:
LEONARD F. NICOLL
2200 E. JOPPA ROAD
BALTIMORE, MD
12. DEED REFERENCE: 6901/809
13. TAX MAP: 71, GRID: 8, P-1166
PLAT: 585, LOT 10 & 11 CENSUS TRACT: 4917.01
14. ELECTION DISTRICT NO. 9
15. COUNTY COUNCIL DISTRICT NO. 6
16. SETBACK REQUIREMENTS (PROPOSED SIGN LOCATION)

- | | REQUIRED | PROVIDED |
|---------------|-----------------|----------|
| FRONT | 28.5' (SEE #17) | 16' +/- |
| SIDE | 0' | 5.0' +/- |
| REAR | 0' | 9.5' +/- |
| STREET CORNER | 0' | 180' +/- |
17. SETBACK AVERAGING COMPUTATIONS:
BLDG TO WEST (2200 JOPPA RD) 12' +/-
BLDG TO EAST (2208 JOPPA RD) 45' +/-
AVERAGE SETBACK 57' +/-
 18. PARKING NOTE: PROPOSED SIGN LOCATION WILL NOT INTERFERE WITH ANY EXISTING PARKING SPACES, LOADING AREAS OR TRAVEL AISLES.
 19. UTILITIES: SITE IS SERVED BY EXISTING PUBLIC FACILITIES
 20. ZONING NOTES: OUTDOOR ADVERTISING SIGN
SECTION 413.3 (BC2R)
A. TOTAL SURFACE AREA OF SIGN = 300 S.F. PER SIDE (600 S.F. TOTAL)
B. N/A
C. A VARIANCE IS REQUIRED TO PERMIT THE SIGN TO BE LOCATED 16 FEET +/- IN LIEU OF THE REQUIRED 28.5 +/- FEET FROM THE FRONT PROPERTY LINE ESTABLISHED BASED ON BUILDING SETBACK AVERAGING. (SEE # 17)
D. SIGN IS NOT LOCATED WITHIN 100 FEET OF ANY STREET INTERSECTIONS.
E. 100% OF THE STREET FRONTAGE (JOPPA ROAD) BETWEEN EMLA AVENUE AND AUDREY AVENUE IS COMMERCIAL DEVELOPED AS FOLLOWS:
EXISTING USES FRONTAGE
NICOLL'S GUNS HUNTING SUPPLIES = 275 FT +/- (2200 JOPPA ROAD)
PERRING ANIMAL HOSPITAL = 240 FT +/- (2208 JOPPA ROAD)
TOTAL FRONTAGE = 515 FT +/-
PERCENT COMMERCIAL = 100%
F. THERE ARE NO EXISTING OUTDOOR ADVERTISING SIGNS WITHIN 100 FEET OF THE PROPOSED SIGN LOCATION
G. N/A
H. N/A
I. N/A

- A. THE SURFACE AREA OF THE PROPOSED SIGN INCLUDES THE ENTIRE FACE OR FACES OF THE SIGN. (SEE ELEVATION)
- B. THE SIGN DOES NOT PROJECT INTO THE STREET RIGHT-OF-WAY.
- C. THE SIGN HAS BEEN LOCATED TO ALLOW CLEAR AND AMPLE VISUAL SIGHT LINES FROM ALL EXISTING DRIVEWAYS AND STREET INTERSECTIONS.
- D. THE SIGN SHALL NOT EXTEND MORE THAN 25 FEET ABOVE THE LEVEL OF THE STREET (JOPPA ROAD).
- E. THE SIGN WILL BE ILLUMINATED IN SUCH A WAY TO AVOID GLARE AND REFLECTION ONTO ADJACENT ROADS, ONCOMING VEHICLES OR ONTO ANY ADJACENT RESIDENTIAL PREMISES. LIGHTING WILL BE MOUNTED ON THE TOP OF THE SIGN AND AIMED DIRECTLY AT THE SURFACE OF THE SIGN.

NOTE: BOUNDARY OUTLINE BASED UPON EXISTING DEED DESCRIPTION FOR THE PROPERTY.
LOCATION OF EXISTING IMPROVEMENTS BASED UPON AVAILABLE MAPPED DATA FROM BALTIMORE COUNTY RECORDS.

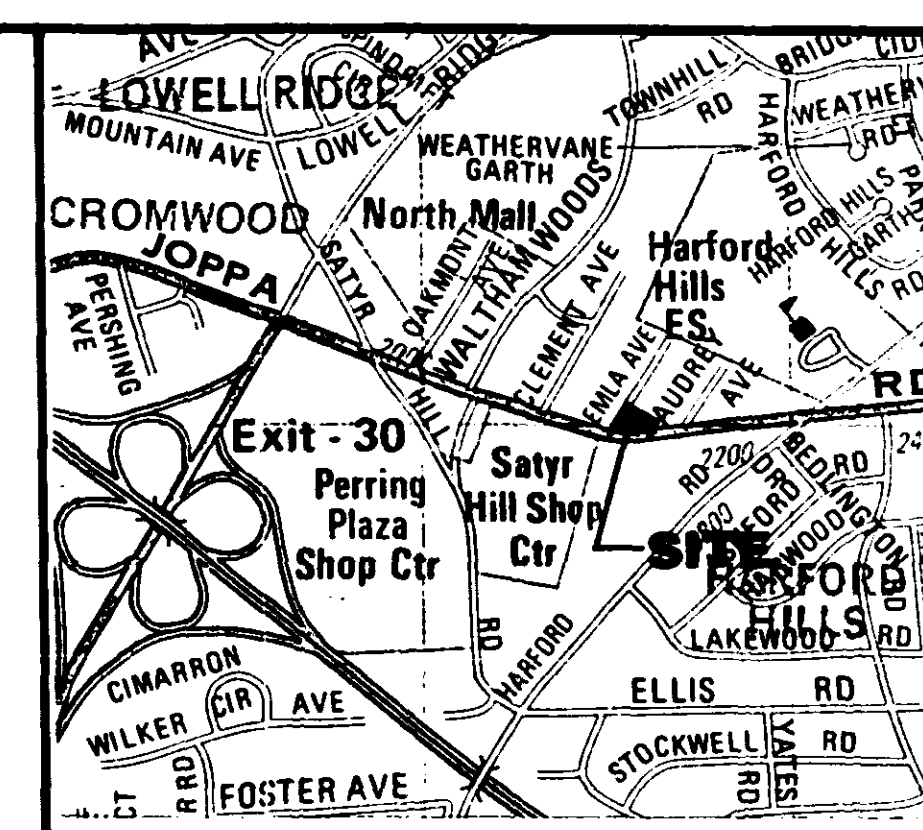
ILLUMINATED DOUBLE FACE SIGN
50 SF PER SIDE - 100 SF +/- (TOTAL)

ELEVATION
EXISTING IDENTIFICATION SIGN
SCALE: 1" = 6'

ILLUMINATED
DOUBLE FACE (300 S.F. PER SIDE) = 600 S.F. TOTAL SIGN AREA

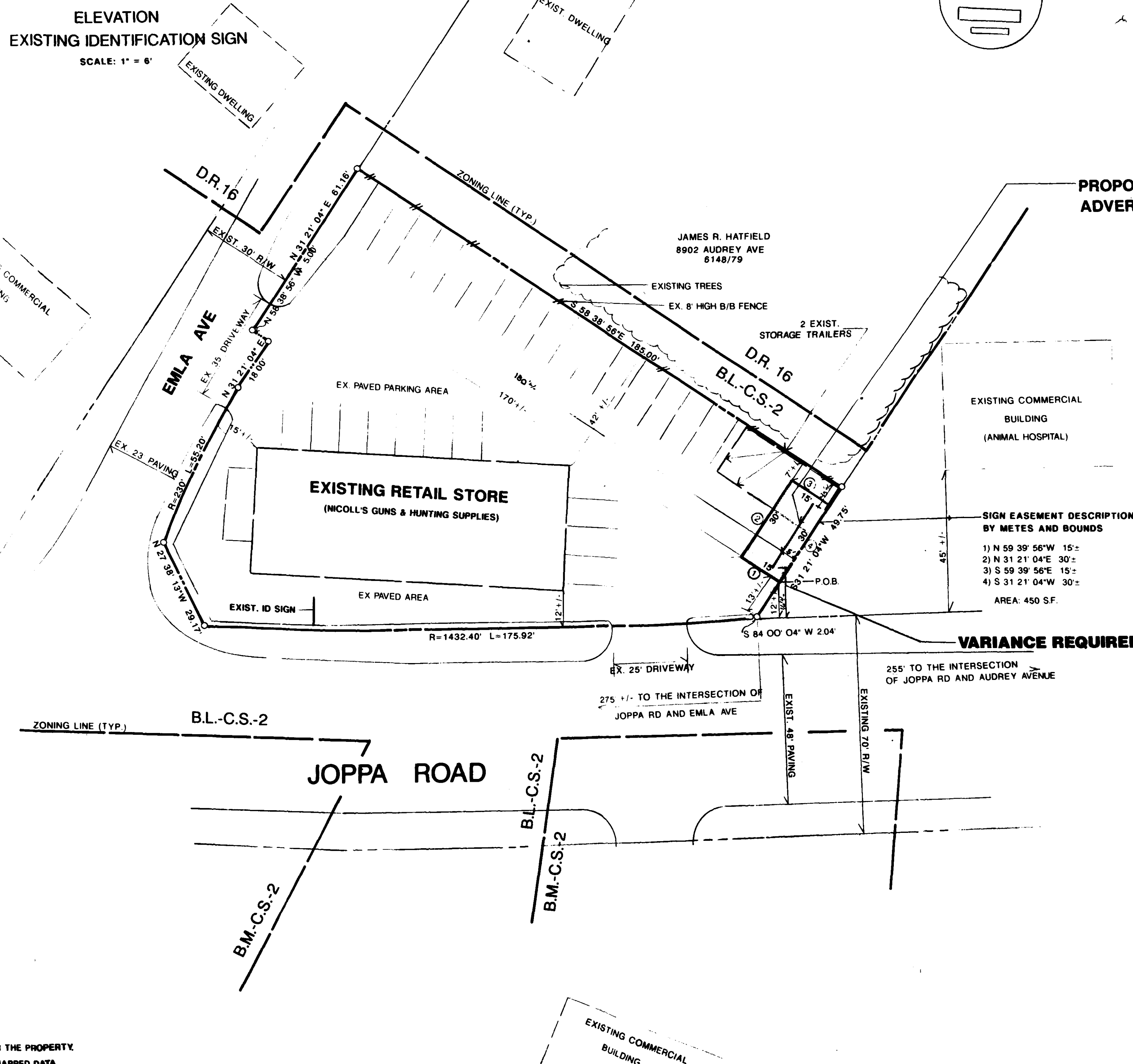
NOTE: PROPOSED OUTDOOR ADVERTISING SIGN
MESSAGE WILL CHANGE ON AN ONGOING BASIS

ELEVATION
PROPOSED OUTDOOR ADVERTISING SIGN
SCALE: 1" = 10'



VICINITY MAP

SCALE: 1" = 1000'



PROPOSED OUTDOOR
ADVERTISING SIGN

SIGN EASEMENT DESCRIPTION
BY METES AND BOUNDS
1) N 59° 39' 56" W 15' ±
2) N 31° 21' 04" E 30' ±
3) S 59° 39' 56" E 15' ±
4) S 31° 21' 04" W 30' ±
AREA: 450 S.F.

VARIANCE REQUIRED

MICHAEL TREGER
2208 JOPPA RD
7961/612

PLAN TO ACCOMPANY SPECIAL EXCEPTION
AND VARIANCE APPLICATION

2200 JOPPA ROAD
BALTIMORE CO., MD

WILLIAM MONK, INC.
PLANNING • LANDSCAPE DESIGN
ENVIRONMENTAL RESOURCE MANAGEMENT
COURTHOUSE COMMONS
1000 E. JOPPA ROAD, SUITE 87
BALTIMORE, MARYLAND 21204
(410) 821-8921

APPLICANT:
PENN ADVERTISING OF BALTIMORE, INC.
3001 REMINGTON AVENUE
BALTIMORE, MARYLAND 21211

417

DATE 2/10/1992 JOB NO. 92-011 SCALE 1" = 20'

Petitioner's En # 4A

417-294x